Correspondence-Growth- etc.

V A N N U Y S

"The Town that was started Right"

By W. P. WHITSETT

Feb. 9, 1911 WHT-CR1

WHT
CR1

Charles A. Beirs
14241 Gilmore St.
Van Nuys, California

VAN NUYS
MAR 1
2 30PM
1960
CALIF.

UNITED STATES POSTAGE
FOUR CENTS
4

Mr. + Mrs W. P. Whitsett
14547 Valley Vista
Sherman Oaks
California

14241 Gilmore Street
Van Nuys, CA 91401
September 18,1982

Dr. James Dodson,
Los Angeles Valley Community College
5800 Fulton Ave.
Van Nuys, CA 91401

Dear Dr. Dodson,

Several months ago Mary Jane Pettit gave me the enclosed letter to give to you as she thought it should be added to the Whitsett collection. It was written by my fatherCharles A Bevis who with my grandfather, G.A. Lemay founded the Bevis Realty Company known as Lemay and Bevis until my grandfathers death. After my father retired in the early 1950s his nephew, Harry Bevis took over the firm until his death.

My father was a member of the school board which founded Van Nuys High School before it became a part of the L.A. School system and he was instrumental in securing the land where the school is still located.

He was also active in the First Methodist Church of Van Nuys and helped found Boy Scout Troop 1 which is still active and is one of the oldest troops in the country. He was also active in organizing the first Real Estate Board and the Van Nuys Chamber of Commerce of which he was president in 1926.

I am still living in the house the family built in 1928 next to the Lemay house built in 1913.

I am sorry to have delayed so long in sending you this letter.

Sincerely,

Margaret Bevis Richter

Margaret Bevis Richter

Van Nuys, California, March 1, 1960

Mr + Mrs W. P. Whitsett,

14547 Valley Vista, Sherman Oaks, Calif.

Dear Friends!: Friday of last week Harry Called me + said he had a copy of your Book "Success is No Accident".

I went over to the office at once + my wife + I started reading it aloud as we do all books.

The Story, while not all new to me, was so thrilling that we hardly had time to do our work or watch the games at Squaw Valley.

We finished reaking it yesterday. Our hope is that it becomes a best seller + gets in to the Readers Digest Books.

The story was like living our lives over. This was especially true of the part beginning with Van Nuys and our close association with Mr Whitsett.

We arrived in Van Nuys Sept 7. 1913. Mr + Mrs Lemay Mother + Father in Law, had spent the winter of 1912-1913 in Southern California.

He was brought to the Valley by his Brother in Law, Frank Brown.

He became so enamored of the situation that he purchest 24 lots East of the new High School. Block A. Tract, 1200. He was 60 years of age Feb 22 1913, about that time ~~that~~ he bought the lots + contracted for two homes to be finished by Sept, 1, 1913.

He returned to Newton, Ill in March + we sold our business + prepared to come west.

We arrived Sept, 7. 1913. Spent the night in the Virginia rooms over Sutton Drug Store + moved into our new homes the next day.

A few days later I went in to the tract office to talk with Lieut Whitton for Whitsetts local agent.

Mr Whitson told me that he had rented a room on "Sherman way" S of Sylvan & was opening his own office.

I asked him who would take his place. He did not know. I asked him if he objected to my asking Mr Whitsell if I could work in the office. He did not.

I at once boarded a red car and went to the head office on Hill Street. Mr Whitsell said he would give me an answer the next day. However he drove out the same day & handed us the keys to the office.

From that day to the present time we have worked closely with Mr Whitsell & supported him as best we could in all his undertakings.

In a few days Mr Whitsell organized a group, with himself as the head, to buy all of the unsold lots in Tract 1200. I think about 1.5-0. The shares were in sixteenths & we had $\frac{2}{16}$

Included in this purchase was a tract of land lying S of Raymer St extending almost to W. Sherman way. Extending west from N. Sherman way, now Van Nuys Blvd. to Sepulveda. This was subdivided & I think it was tract 1565.

Our first selling was the North Van Nuys Poultry Colony.

We also invested with Mr Whitsett in the Valerio St tract, & in some others. We made a profit on all of these deals.

As stated in your book we invested in & became a director in the Bank. We of course suffered in Whitsett in the Bierhamp affair - we were the 15th depositor in the New Bank and still have the passbook.

We bought $5000 worth of stock in the Provident but had to sell it to Lee Miller in the thirties to protect our investments at Tracy & Patterson Calif. Mr Miller paid us $5000 so we lost nothing there.

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As to the Bank we still have 440 shares in Security First National & 811 shares in American Mutual.

There are so many other things I would like to mention in the book, However I must not bore you further.

I will be 84 Nov. 4. 1960. Mrs Bevis will be 81 Nov. 27. We are both in good health. For the past ten years we have averaged reading at least one book per week as well as magazines & newspapers. We have a cottage at the Patterson Ranch. Albert has been farming the ranches for 27 years. We visit our children & grandchildren.

Thank you for the pleasure we have had in knowing you & being a small part in the promotion of our wonderful Valley.

Yours truly

Chas and Ada Bevis

S. W. Kreager

Riverside, Cal., Jan 5-17.
347 Vine St.

Mr. W. P. Whitsett
Los Angeles, Cal.

Dear Mr. Whitsett,

We are here from Texas. Have been in California five years. My wife, who was a Westbrook, has near relatives by your name — in Texas. What are the lowest installment terms, on which I could purchase one of your five acre ranches — with bungalo already erected on same?

Also can't you use a man in connection with your Real Estate work? I'm a regular "Spark plug", and ready to start something. I have a charming little family, and am anxious to secure a good permanent position. Have had some experience in your line. Kindly let me hear from you now.

Yours truly,
Davis Griffith.

F. A. KELL... ROEBUCK

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Los Angeles, California Dec. 13, 1911.

SALESMEN: We hand you herewith price list of lots in so called "Workman Ranch", to be effective as to all sales of the same made on and after December 13th:

LOT NO.	ACRES	PRICE PER ACRE	TOTAL PRICE
N 638.29 ft 960	20.10	500.00	10,050.00
S 660 ft 960	20	500.00	10,000.00
N 660 ft 961	20	500.00	10,000.00
N 308.29 ft 962	10.10	600.00	6, 060.00
S 330 ft 962	10	600.00	6,000.00 #
N 330 ft 963	10	600.00	6,000.00
S 330 ft 963	10	600.00	6,000.00 #
N 330 ft 964	10.	600.00	6,000.00
S 330 ft 964	10	600.00	6,000.00
N 330 ft 965	10	600.00	6,000.00
S 305 ft 965	10	600.00	6,000.00 #
All 966	4.93	Reserved	
All 967	15.46	600.00	9,276.00 #
N 330 ft 968	9.85	600.00	5,910.00
S 330 ft 968	10	600.00	6,000.00
N 330 ft 969	10	600.00	6,000.00 #
S 330 ft 969	10	600.00	6,000.00
N 330 ft 970	10	600.00	6,000.00
S 305 ft 970	10	600.00	6,000.00 #
N 305 ft 990	10	600.00	6,000.00
S 330 ft 990	10	600.00	6,000.00
N 330 ft 991	10	600.00	6,000.00 #
S 934.74 ft 991	23.50	550.00	12,925.00
S 635 ft 961) N 635 ft 994) All 992)	60	Reserved	
N 330 ft 993	10	600.00	6,000.00
S 660 ft 994	20	500.00	10,000.00
S 330 of 993	10	600.00	6,000.00
N 660 ft 995	20	500.00	10,000.00
S 644.25 ft 995	20.28	500.00	~~10,140.00~~ 10,140.00
N 330 ft 996	10	600.00	6,000.00 #
S 330 of N 660 ft 996	10	600.00	6,000.00
N 330 of S 644.25 ft 996	10	600.00	6,000.00
S 314.25 ft 996	9.97-	600.00	5,982.00
All 997	7.90	Reserved	
E1295 ft 998	21.99	500.00	10,995.00
W1366.04 ft 998	19.18	600.00	11,508.00

All subject to lease to American Beet Sugar Company. Subject also to regular improvement discount.

Lots marked "#" must be improved by a dwelling house to cost not less than $2000 to be commenced within 30 days from date of sale and prosecuted diligently to completion.

All of above, subject to change, modification, withdrawal or revision at any time without notice.

BY ORDER OF BOARD OF CONTROL.

2008.007

VAN NUYS---CALIF.

January 29--1917.

Mr. Davis Griffith,
Riverside, Calif.

Dear Sir:-

Inclosed find special edition of the Van Nuys News which will give you some information relative to tract of land I am just subdividing.

I am building some very attractive 5-room bungalows on this tract, which I intend to sell at $1500.00 each--- price of land is $650.00 per acre....5 acres with bungalow will be $4250.00 which may be purchased on terms of 1/4 cash and balance to be paid in 1,2, 3 years at 6 .

Believing that you would probably be able to find plenty of people who are interested in just such a proposition as ours, in and around Riverside, who haven't sufficient means to undertake the Citrus business, yet they might be in a position to make an investment of $3000.00 to $5000.00 where they could feel sure that they would be able to "Make Good" --- I am inclosing a copy of letter which I recently sent to the different Real estate men in Southern California with the hope that we may be able to cooperate in the sale of this new Tract.

Yours very truly,

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WHT CR1

LOS ANGELES SUBURBAN HOMES COMPANY

OF THE HISTORIC SAN FERNANDO VALLEY

OWNERS AND DEVELOPERS

OF THE

VAN NUYS AND LANKERSHIM LANDS

EMBRACING THE FOLLOWING EXTENSIVE RANCHOS:

SHEEP RANCHO, 7,500 ACRES; KESTER RANCHO, 7,500 ACRES; HOME RANCHO, 6,200 ACRES; WEST RANCHO, 5,000 ACRES; PATTON RANCHO, 6,000 ACRES; WORKMAN RANCHO, 7,000 ACRES; ALL LYING AT THE NORTHERLY GATES OF THE CITY.

H. J. WHITLEY, GENERAL MANAGER
OFFICE: 219-220 CENTRAL BLDG.

LOS ANGELES, CALIFORNIA, March 4, 1911. 191

Mr. W. P. Whitsett,

319 S. Hill St.,

City.

Dear Mr. Whitsett:

We enclose herewith:

(1) ~~Three~~ Two copies of proposed revised preice list including schedule of improvement discount, terms, rules and regulations and notices to proposed purchasers and agents.

(2) Two copies of proposed schedule of restrictions including colored maps showing the ~~operation~~ application thereof.

(3) Copy of letter to Mr. Brant enclosing the above and proposed form of Contract and Sale for information, consideration and corrections of Mr. Brant and the Legal Department of the Title Insurance and Trust Company.

In this regard and relative to the matter of assessment of $5.00 per lot per year, what is your idea as to the length of time this should continue? My suggestion is that it should continue as to all lots for a specified length of time, and that if legal and possible the purpose of the improvement fund created thereby shall include the keeping of vacant lots free from weeds, rubbish, etc.

Please let me hear from you in this regard that I may

March 4, 1921.

advise Mr. Brant and carry out your wishes.

Very respectfully,

L. A. SUBURBAN HOMES CO.

H. J. Whitley

GEN. MGR.

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advise Mr. Frank and carry out your wishes.

Very respectfully,

I. A. SUBURBAN HOMES CO.

GEN. MGR.

March 4, 1911

Mr. O. F. Brant, Gen. Mngr.
TITLE INSURANCE AND TRUST CO.
Los Angeles, Cal.
Dear Sir:-

We hand you herewith for your consideration and correction the following:-

In re Van Nuys townsite:—

1. Revised price list of lots in said townsite including a schedule of improvement discounts, terms rules and regulations, and sundry notices to purchasers, Mr? Whitsett's idea being that he would print this price list for the use of his Agents, and would print all notices, rules and regulations etc. on his literature as a measure of precaution against claims of misrepresentation on the part of his Agents.

2. A schedule of restrictions proposed for lots in Van Nuys townsite together with map colored to show the application thereof. The plan proposed is as follows:-

The various forms of restriction to be designated by color as shown on said map. Contracts of sale and deeds to be printed all in the same form with the exception of the restriction clause. That the restriction clause under the head of any particular color be printed on a sufficient number of contracts and deeds to properly convey the number of lots covered thereby. This to apply to all contracts and deeds printed. That in making requisitions or orders for conveyances from Mr. Whitsett to your Trust Department or otherwise, that the restriction required be called for by color, your stenographers to select the necessary conveyance in like manner. Your Company to be supplied with a schedule as sent you herewith after it has been corrected and approved by all concerned so that your trust department can double check conveyances. I have used this plan before and find that it simplifies an otherwise very complicated situation and works successfully.

3. Rough draft of proposed contract of sale.

All of the above are presented to you with the request

that you have your legal department pass on the same and advise us of their practicability and legality and with a request of your own opinion thereon.

We particularly desire information on the following questions:-

"Restrictions Red" state that any business building shall be constructed of brick, stone etc. Does this allow a purchaser of any of these lots to erect cheaper structures in the rear of his buildings, or sheds or other appurtanences for carrying on his business. He should have this privilege. If the restriction as drawn does not cover this, please have it so corrected.

Are the Restrictions "Red", "Green", and "Orange" valid in that they have no time limit? If not would it not be well to put on a 99 year limit or something of that sort. We call attention to the clause in the proposed contract allowing your Company to waive the same or similar or other restrictions on various lots, and to modify or change the same at any time at your discretion without notice. This is proposed in the rough form simply to give you an idea of what is wanted. This is what we want if it can be legally done.

Mr. Whitsett desires a clause in contracts and deeds whereby purchasers shall be assessed and bound to pay the sum of $ 5.00 per lot per year, for keeping up shubbery, street work etc. in front of his lot or lots in which said assessment is so paid, said $5.00 collected from various persons to go to a common improvement fund to go to this purpose, and surplus, if there be any, to be used to keep up some common park or parkway. If this can be legally done please have the necessary clause or clauses inserted in such manner as shall be legal. Mr. Whitsett would like to have this continue either for a term of years (10 suggested) or until such time as purchaser shall take possession. I suggest, if it can be done, that the purpose of this improvement fund include also the keeping of vacant lots free from weeds.

We have patterned this contract substantially on the same form as contract prepared by you for sale of our lands and have included the clause pertaining to possible future water conditions with the City of Los Angeles.

Is this proper? You will note we have included the reservation of the City's rights to water.

Are the above in accordance with the terms of Van Nuys trust # 2352?

Mr. Whitsett is very anxious to have the above passed on at the very earliest possible date. That he may have the contracts and deeds printed immediately thereafter so he can have the same signed up and sales made to date closed so that he can pay his outside agents their commissions.

I have had Roy and two of my stenographers working on this for several days past to get it in shape.

Very respectfully,

LOS ANGELES SUBURBAN HOMES CO.

By_____.
Gen. Mngr.

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~~Excerpts of the History of the Development of Van Nuys area~~

By Ray V Nelson

In September 1909 Harry Chandler of the Los Angeles Times optioned 47,500 acres of the San Fernando Valley, bounded on the North by what is now Roscoe street, on the East by what is now Whitsett avenue, on the West by the present City Limits, and on the South by approximately the crest of the hills. The purchase price was $2,500,000.

The improvements consisted of six groups of ranch buildings only. The balance of the immense tract was either in grain fields or brush and cactus. Chandler associated with himself Gen. H. G. Otis, Gen. M. H. Sherman, H. J. Whitley and O. F. Brant, under the name Los Angeles Suburban Homes Company. In 1910 they made a contract for building what is now Chandler Boulevard, Van Nuys Boulevard, Sherman Way, and Shoup Avenue, for $600,000 -- the largest single road contract made in the state up to that time. And they negotiated for the extension of the Pacific Electric Company railway lines as now located, during that year.

W. P. Whitsett bought into a square mile of that unimproved acreage and founded the Town of Van Nuys on February 22, 1911, and in 1913, 1914 and 1915 he purchased and developed approximately 2000 acres of additional land, all of which are now a part of the Van Nuys community.

The Town of Van Nuys was founded and developed with the will and desire to "build a town" -- not "sell a townsite," and the efforts and activities of the Whitsett organization were at all times motivated by that will and desire.

In furtherance of that plan the land was given outright for the first block of store buildings, now located on the west side of Van Nuys boulevard between Sylvan and Erwin streets. The land was donated for the telephone

exchange building, for the electric company building, and subsidies in land and money were given for the establishment of the first bank and the first newspaper.

The land was given outright for the Pacific Electric depot and buildings were erected at cost for many of the first business houses.

After transportation, schools received first consideration and large tracts desirably located were given outright for the erection of school buildings of a modern type. Land and money were subscribed for the establishment of the first churches, without regard to denominationalism.

The streets of the new town were lined with shade trees that are now the pride of its inhabitants. Mr. Whitsett personally donated the land for the erection of the old City Hall. Bonuses of land and money were given for the establishment of the canning plant, which gave employment for many years to hundreds of people.

Bonuses of land and money were given for the building of the organ factory, which likewise employed a large force of skilled mechanics until the advent of the "talkies" killed the industry of making pipe organs.

Large bonuses of lands and money were made to establish the poultry industry, and large sums were loaned to the pioneers in that industry. Skilled experts were employed to assist orchardists and farmers.

Responsibility for the proper and successful development of the Van Nuys community during the first decade of its life rested solely on Mr. Whitsett's shoulders and his program of development was one well balanced as to industry, new building, finance, crop production, never losing sight at any time of the ~~balanced~~ proper development of the religious, school, club and social life of the new community.

In May 1925, eight years ago, Mr. Whitsett organized the Provident Building-Loan Association, with the purpose of creating an institution operating only in the San Fernando Valley to impound the savings of the people of the Valley and to lend money for home building in the Valley alone.

From the beginning, the Whitsett plan has been one of small combination home and farm tracts rather than conventional lots. He calls them "garden acres". He has been preaching that gospel for years, like a prophet in the wilderness of speculation.

Conditions of the past few years have proven the wisdom of that far-seeing policy. The trend of industry is toward decentralization. Best-posted economists declare that the salvation of the country depends on moving a large portion of the population onto small parcels of land where they can, in spare time or part time, produce at least part of what they and their families eat.

Van Nuys is now thoroughly established as a city. Its business, financial and social structures are sound. Its future is assured. There was a time when this was not so. For a decade, one man carried the financial and moral responsibility for the investments and fortunes of those who call themselves pioneers in Van Nuys. On him devolved the task of creating and financing industries necessary for the permanent growth of the new community. Had his vision, courage or industry failed, there might have been a different story.

Harry Chandler had the original dream of the development of this great Valley. In 1909 he optioned 47,500 acres including what is now the great communities of Van Nuys, Reseda, Canoga Park and Tarzana. On those 47,500 acres there were only 6 groups of ranch buildings, all of the balance either in grain fields or in brush and cactus.

W. P. Whitsett bought into a square mile of that unimproved acreage and founded this Town of Van Nuys on February 22, 1911, just 22 years ago, and subsequently he purchased and developed about 2,000 acres of additional land, all of which are now a part of this thriving community.

The founding and development of this community was actuated by the will and desire to make here a better place in which to live, do business and raise children, and its administration during its early years was animated by that will and desire. Schools, next to transportation, received first consideration; then churches of various denominations were helped to become established, subsidies were given for the first store buildings, the first bank, the first newspaper, and many of the infant industries that now support thousands. I am told that the land for the first branch city hall across the street was given outright by Mr. Whitsett.

In other words, Mr. Whitsett did not engage in the business of "Selling a Townsite". He engaged in the business of "Building a Town". The difference, he tells me, is about 10 years of hard work and a quarter of a million dollars.

From the beginning the Whitsett dream has been one of small combination home and farm tracts rather than conventional lots. He calls them garden-acres. He has been preaching that gospel for years, like a Prophet in the wilderness of speculation.

Conditions of the past few years have proven the wisdom of that far-seeing policy. The trend of industry is toward decentralization. Best-posted economists declare that the salvation of the country depends on moving a large portion of the population onto small parcels of land where they can, in spare time or part time, produce at least part of what they and their families eat.

~~See editorial attached for further data.~~

$118,478.09 Los Angeles, California January 21st, 1911.

On or before Ten Years after date, for value received,

I promise to pay to

Title Insurance and Trust Company

or order, at its office in Los Angeles, California,

the sum of ONE HUNDRED EIGHTEEN THOUSAND FOUR HUNDRED SEVENTY EIGHT Dollars, with interest from Feb. 21, 1911 until paid, at the rate of six per cent per annum, payable semi-annually; should the interest not be so paid, it shall become part of the principal and thereafter bear like interest as the principal. Should default be made in the payment of any installment of interest when due, then the whole sum of principal and interest shall become immediately due and payable at the option of the holder of this note. Principal and interest payable in gold coin of the United States. In case suit is instituted to collect this note, or any portion thereof, I agree to pay such additional sum as the court may adjudge reasonable as attorney's fees in said suit.

Payments of interest to start 18 Mos after date of registration.

THIS AGREEMENT MADE AND ENTERED INTO THIS 21st day of Jan, 1911, by and between H G Otis, Harry Chandler, M H Sherman, O F Brant and H J Whitley, ~~constituting the~~ Board of Control duly elected as such by all the beneficiaries under Trust No. 2104 of the T I & T Co, acting as such Board and for and on behalf of all the beneficiaries under said Trust No. 2104 by and under the powers and authority ~~in them vested,~~ parties of the first part, and W P Whitsett, party of the 2nd part, WITNESSETH:

That for and in consideration of the promises and agreements hereinafter expressed, the parties of the first part hereby agree to sell, assign, transfer and set over to the party of the 2nd part, and the party of the 2nd part agrees to buy an undivided one-half of ~~the entire beneficial interest of all the beneficiaries under said Trust No. 2104 so far as the same relates to and is applicable to~~ Lots 251, 252 278, and 279, Lots C D E and F, as shown on unrecorded map of subdivision of Los Angeles Farming and Milling Company

prepared by V. J. Rowan in 1910,

Rancho in the Rancho Ex Mission San Fernando, in the County of Los Angeles, State of California, now on file with ~~said~~ T. & T. Co.; ~~trustee;~~ said lots to be hereafter subdivided and platted as the Townsite of "Van Nuys", at and for the price of $550 per acre, ~~for the whole of said interest.~~ In computing the sale price hereinafter stated there has been ~~It is understood and agreed that in the computation of said sale price there shall be~~ deducted from the total acreage of said Townsite the portion thereof included in steam railroad rights of way and lots or blocks adjoining the same set apart for station or industrial sites or for steam railroad purposes and shown on subdivision map of said townsite as lots and; also the portion included in Lots 1 to 12 in either Blocks 30 or 39 of said Townsite, as shall later be determined upon, acreage of said lots computed to center of adjoining streets. ~~Understood that R.R. deductions~~

It is understood & agreed that the lands included in Sherman Way as shown on said map are to be used as a ~~thoroughfare~~ for automobile, general traffic & electric railway & not for platting or sale

It is further understood and agreed that unless said Lots 1 to 12 in either of said Blocks 30 or 39 so excepted shall be improved by the erection thereon of good substantial suitable business buildings constructed in all respects in

compliance with the general plan of parties of first part as to restrictions and conditions regarding business buildings on other parts of said Rancho (the said improvement to begin within 30 days from and after the dateof this agreement and thereafter to be prosecuted with due diligence to completion) the said lots shall not be deemed to be excluded in the computation of said area but shall be included in such computation at $550 per acre, acreage computed to center of adjoining streets and the sale price hereinafter set forth shall be correspondingly increased.

The sale price for such ~~beneficial~~ undivided 1/2 interest is hereby fixed at $169963.75 provided Lots 1 to 12 in either of Blocks 30 or 39 (AN "computed to street centers) be excluded and at $170478. if same be included ~~and shall be~~ payable as follows:

$20000 cash in hand paid, the receipt whereof is hereby acknowledged, the assumption by second party of the payment of $32000 being one half of the indebtedness against said land represented by a trust deed for $64000. one half of which with the interest thereon second party assumes and agrees to pay. and the balance thereof on or before 10 years from date hereof, payable in the manner hereinafter provided, with interest on amounts remaining unpaid from

From Feb 21, 1911,

time to time at the rate of 6% per annum, payable semi-annually, and to the payment of the balance of said purchase price, the party of the second part hereby binds himself, his heirs, administrators, executors or assigns. Said deferred payment, except that represented by said trust deed for $32,000, to be evidenced by promissory note or notes in form now in use by ~~said trustee~~ T I & T Co. (?) (When is $32,000 to be Paid)

It is understood and agreed that the legal title to the lands above described is now vested in the T I & T Co as trustee for purposes of sale and disposition of proceeds [~~under its Trust No. 2104,~~] that the legal title to said lands shall be retained by said trustee for such purposes and that all receipts on account of sales contracts for the sale of said lands and all deeds therefor shall be executed by said trustee substantially in the same form as for receipts on sales contracts for sale and deeds for other lands in said Ranhco and said trustee and parties of the first part shall not be liable to any person for any statement, representation, inducement or agreement not contained or set forth in

said contracts of sale or deeds; that all proceeds of sales of the lands above described shall be paid to said trustee. Party of the 2nd part shall be allowed and paid by said trustee a seling commission of 10% of the gross selling price of said lands when there shall have been paid at least 25% of the selling price to said trustee.

It is understood and agreed that the gross selling price shall be reckoned as the sum remaining after deduction of all rebates or deductions on account of building contracts with purchasers. No commission shallbe due and payable until at least 25% of the purchase price has been paid to said trustee. The said party of the 2nd part is hereby appointed sole and exclusive agent of said trustee for the sale of said lands with power and authority with the consent and approval of first parties to nominate and select other sub agents for the sale thereof, it being distinctly understood and agreed that said trustee shall not

be liable for or responsible for the bad faith, defalcation or wrongful acts of said agent or of any sub-agent so nominated and selected by him, and said party of the second part agrees to allow the full selling commission of 10% payable as aforesaid to such of said sub-agents as the parties of the first part shall direct, but only to such agents or agencies who shall co-operate in the advertising and sale of said lands in conformity with conditions to be agreed upon by the parties hereto. All agreements entered into by party of the second part with sub-agents and instructions to sub aents shall contain substantially the provisions hereof relating to sales by agents, payments of purchase price, issuance of receipts, contracts and deeds and manner and time of payment of commissions and shall be in form issued to and governing other agents for sales of other lands in said Rancho. All commissions to sub agents shall be paid by 2nd party and 2nd party shall alone be liable therefor.

(P) Also do not work the 2% fee to trust co for collecting fees 2-4 to be charged and subsidiary but to be paid out of trust acct instead from the

The said selling commission paid to said agent or any sub-agent shall be in full for all selling expenses, of every character, including advertising, office rent, transportation and collection of first payment of sale price and party of 2nd part promises and agrees to save first ~~other~~ parties hereto harmless from all loss, damage or expense by reason of such selling expsnses of every character and first ~~other~~ parties hereto will not be liable to any person by reason thereof. The trustee shall sell said land at a price not less than $1000 per acre, unless otherwise mutually agreed upon between the parties hereto. Out of the proceeds of sale of said lands received by said trustee the trustee shall pay,

1. The costs, fees and expenses of said trustee in this behalf fixed at:

(a) $1000 for the drawing and acceptance of the trust.

(b) $2.00 for each contract executed by said trustee.

(c) $2.00 for each deed executed by said trustee.

(d) 2% of all moneys received and disbursed by said trustee.

(e) $5.00 for each certificate of title of any one lot and $1.00 additional for each additional lot in the same certificate.

(f) And reasonable compensation for all extraordinary services performed by said trustee.

2nd. To party of the 2nd part 10% of the gross selling price of said lands out of the first 25% of selling price received by trustee said commissions to be paid on or about the 1st and 15th days of each month.

3rd. 10% of the gross selling price shall be retained by said trustee to pay cost of improvement of said townsite to be disbursed by said trustee on the joint order of the first and second parties hereto. The plan, extent, character and cost of such improvement to be hereafter agreed upon by the first and 2nd parties hereto to con-

form as nearly as possible to the general plan of the parties of the first part for the improvement of the whole of said Rancho. It being understood and agreed that the cost of improvement of Sherman Way and the planting of shrubbery thereon as already contracted for by first parties shall be paid by first parties without cost to second party.

4. The taxes or assessments levied or assessed against said lands during the lifetime of this agreement, except in cases where same are paid by purchasers.

5 All the balance of the proceeds arising under said Trust shall belong one-half to the first parties and one-half to the second party, but the one-half belonging to said second party shall by said Trustee be paid to the first parties until the full amount of said $169,963.75 (or $170,478.00 as the case may be) together with interest thereon at six per cent. per annum payable semi-annually from ~~this date~~ Feby 21-1911 until paid, has been fully paid.

[illegible] should the one-half of said net proceeds so payable to first parties on account of said purchase price be insufficient

form as nearly as possible to the general plan of the parties of the first part for the improvement of the whole of said Rancho. It being understood and agreed that the cost of improvement of Sherman Way and the planting of shrubbery thereon as already contracted for by first parties shall be paid by first parties without cost to second party.

4. The taxes or assessments levied or assessed against said lands during the lifetime of this agreement, except in cases where same are paid by purchasers.

~~5. The balance of said proceeds to the said trustee for the credit of the benefiiaries under Trust No. 2104.~~ 1st parties until the whole of the balance of said purchase price payable by second party with interest thereon is fully paid. One-half of said amounts so paid to said trustee to apply on the balance of said purchase price, ~~first to the interest and then to the principal.~~ Should the one-half of said net proceeds so payable to first parties on account of said purchase price be insufficient

to pay the installments of interest due 6 months from ~~date~~ Feby 21-1911 ~~hereof~~ or 12 months from said date ~~hereof~~ and said second party shall in all other respects have fully complied with all the terms and conditions hereof, Extension of time of payment of said interest shall be allowed said 2nd party for a period not exceeding 18 months from Feby 21-1911 ~~date hereof~~. After such purchase price and interest thereon be fully paid then one-half of the balance of such proceeds to the trustee for the credit of 1st parties ~~the beneficiaries under trust No. 2101~~ and one-half thereof for the credit of the party of the 2nd part so long as this trust shall continue.

The party of the 2nd part in consideration of the premises agrees to devote all his time and his best efforts and talents to promote sales of lands in said townsite and in all respects and with the highest of good faith advance and promote the interests thereon of all parties hereto. That he will properly advertise the said lands for sale, and give the same due publicity and cause all sub agents selected by him to properly advertise said

lands and in all things work to the end that said lands may be quickly sold.

It is understood and agreed that the terms upon which said lands shall be sold shall be cash or at least 1/4 cash and equal deferred payments, payable not later than 3 yrs from date of sale.

It is understood and agreed that party of the 2nd part or any sub agents selected by him, as aforesaid, may agree with purchasers who shall erect the first 100 homes in said Townsite, and with purchasers who shall erect the first 25 business buildings in said Townsite to ~~rebate or~~ credit ~~such purchasers~~ such purchasers with a discount of 25% of the gross selling price of lands so sold to them upon their performance of agreements to build. The terms of such building agreements and ~~rebates~~ credits or improvement discounts on account thereof to be in conformity with the plans adopted by the parties of the first part in sales of other lands in said Rancho.

It being understood, however, thatwhen such ~~rebate~~ discounting agreement shall have been made in respect to any of the lots in said townsite, no such ~~rebate~~ discount shall thereafter be made in respect to any other lands in said Townsite within 50 feet of the lands in respect to which ~~rebate~~ discount has been made.

It is understood and agreed that the lots and blocks of said Townsite as shown by the recorded map thereof may hereafter be subdivided as shall be agreed upon by the parties hereto of the first and 2nd parts, and the said trustee shall dedicate or convey such of the lands in said Townsite for public uses, churches, schools, ~~hospitals~~, public buildings, parks, industrial sites or other purposes and all such franchises or privileges as shall be agreed upon by all the parties hereto.

The lands in said townsite shall be sold subject to conditions and restrictions to be hereafter agreed upon by the parties of the first and 2nd part in keeping with and on the general plan adopted by partoes of the first

part as to other lands in said Rancho. Particulars of

part as to other lands in said Rancho. Particulars of said conditions and restrictions shall be furnished said trustee and be incorporated in all contracts of sale and deeds executed by said trustee for lands in such townsite.

It is understood that there is a well now on said Townsite bored by first parties and that the same is not included in this sale, but all parties hereto shall have the free use thereof during the lifetime of this agreement, ~~provided~~ however that said well and appurtenances may be sold at any time by first parties to any person or persons who will use the same to supply said Townsite and the inhabitants thereof with water at prices and under conditions to be mutually agreed upon by parties hereto.

When said well and water system is so sold ~~to~~ the parties of the first part shall receive the cost of said well to this date amounting to $_____ ~~and~~ out of the proceeds of any such sale and any amount received over and above said sum of $_____ with interest thereon at rate of 6% per annum to date of sale shall be paid to said

not now contracted for

trustee 1/2 thereof to credit of first parties and 1/2 thereof to credit of 2nd party. Any further development or work on said well shall be considered as part of the improvement of said townsite.

Time is hereby expressly declared to be the essence hereof and should the party of the 2nd part make default in the payment of said purchase price or any installment of interest thereon when the same shall be due and payable or upon breach of any covenant or agreement herein on the part of the party of the 2nd part the parties of the 1st part shall be relieved from all obligation in law or equity to convey and assign said ~~[illegible]~~ undivided 1/2 interest and the party of the 2nd part shall forfeit all right and title thereto together with all right and title to any moneys theretofore paid on account of the purchase price thereof. Upon payment to them of the full amount of said purchase price and interest thereon at the times and in the manner above provided and upon full performance of all the agreements and covenants hereof on the part of the 2nd party to be by him kept, done and performed the parties of

the first part shall assign, transfer and convey by proper instruments to the party of the 2nd part an undivided one-half ~~of the entire beneficial interest under said Trust No. 2104 so far as the same relates to and is applicable to the lands herein described.~~ interest in the remaining lands in said townsite which have not up to that time been sold.

All the covenants conditions and stipulations hereof are binding upon and inure to the benefit of the parties hereto; ~~all of beneficiaries under said trust No.~~ and the heirs, devisees administrators, executors successors and assigns of each and all.

(6 lines for signatures)

~~The above trust is hereby accepted.~~

~~T I T L E 96~~

By

70
000
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ADDRESS
ALL COMMUNICATIONS
TO THE COMPANY

Title Insurance and Trust Company

FRANKLIN AND NEW HIGH STREETS

LOS ANGELES, Feb. 6th, 1911

Mr. W. P. Whitsett,
315 South Hill Street,
Los Angeles, California

Dear Sir:

We hereby accept the trusts imposed upon us under that certain agreement bearing date January 21st, 1911, covering the property designated as the Town of Van Nuys.

Herewith we hand you an unsigned copy of the agreement above referred to.

Yours very truly,

TITLE INSURANCE AND TRUST COMPANY,

By J F Jack
Trust Officer

In reply, please refer to Trust No. 2552
J.F.J.

J.F.J.
L.A.S.

DATA FOR MR. PIERCE.

1. Pontius letter.

2. Completing the excursion arrangements.

3. Have bus at Van Nuys at 2 o'clock Saturday.

4. Barbecue for the Orphan Children at 5 o'clock.

5. Have Mitchell there with megaphone, and report to Hanna

DATA FOR MR. WHITSETT.

1. Camera Obscure for Mr. Whitley.
2. Barbecue for orphan children at 5 o'clock.
3. Program for entertainment.
4. Assemble at Van Nuys at 2 o'clock. Outline line of march.
5. Time for turning on lights.
6. Mr. Hanna master of ceremonies.
7. Band concert at 3:30 P. M.
8. Grand barbecue served at 5:30.
9. Hendree in charge of free barbecue tickets, Modisette assisting.
10. MacGroarty's speech at 6:45 P. M.
11. Methodists laying corner stone from 2:30 to 3:30/

10:30 School children at School
and in poppy fields.

DATA FOR MR. WHITLEY

1. one or more special cars from railroad company.
2. Invite Supervisors, Mark Keppel, Board of Control and their families, Frank Wiggins and officers of the Chamber of Commerce, County Highway Commission, Auto Club, Realty Board, Heads of Southern Pacific and Pacific Electric Railroads. See Mr. Chandler about inviting City Council.
3. Platt's special car. Hibbard's special car.

DATA FOR MR. MILNER

1. Get out Participants and prominent people to arrive at 4:30.

2. Arrange with McGroarty about speech and furnish him data in plenty of time, also in regard to price.

Los Angeles, Cal., Jan. 30, 1911.

Mr. W. F. Dunk,

No. States Coal & Mining Co.,

Dearborn St., Chicago, Ills.

Friend Dunk:-

I have just acqûred a half iterest in the new town of Van Nuys, at a very fractional part of one million dollars. This suburb is situated about fifteen miles from the central part of Los Angeles, and will be connected by April first with one of the finest street car lines entering this city.

Sherman Way, which runs through the central part of Van Nuys, is fifteen miles long, and in my opinion will be one of the most beautiful drive-ways in the sorld, when completed.

The Suburban Homes Co. is spending $ 500,000 on this project alone. There is being spent $ 500,000 on the stret railway connecting Van Nuys with the city of Los Angeles;same to be completed by April 1,1911. They have offered $ 500,000 discounts for home improvements to be started at once, and to cost over $ 1,000,000.

I think that fully 60 % of these improvements will be close to the town of Van Nuys. There is over $ 100,000 of these improvements in course of construction now, and there will be over $ 150,000 more started within the next two weeks that I know of, and a great many more that I do not know of at this time.

It is my intention to make Van Nuys the besttown adjacent to Los Angeles, and I want you to send the Title Insurance and Trust Co. your check for $ 250, with a letter instructing me to select the best unreserved lot in town for you; the same not to cost over $ 1,000;

the balance to be paid on or before one, two, and three years, with interest at six per cent.

I can give you my assurance in advance that if you ever do make up your mind to do the right thing of coming out here to live, you will thank me and congratulate yourself for acting on this advice. If you do not come, and wish to dispose of your lot later, I will sell it for you, and I believe at a profit that will be very gratifying to you.

If any of your friends in Chicago want to make a bona fide investment in California, that will never lose them a cent,- advise them to do as I have requested you to do, as they will look a long time before they will be able to duplicate this proposition.

My formal opening will be an auction on February 22nd. This is merely an advertising proposition to get this property fully before the Public, but if the interest is as strong at the Auction as I anticipate, I will sell more of the property than I have advertised.

My partners, owning the other half of the town of Van Nuys, are the same as bought, and are selling the whole San Fernando Valley, comprising the 47,000 acres, and are among the heaviest financial weights in Southern California.

I am sending literature under separate cover, but if interested act now. Advise me by night letter at my expense.

Truly yours,

W-W.

Los Angeles, Cal., August 8, 1911.

July Purchasers, Van Nuys, Cal.

Date	Name	Lot	Block	Price
		Brought For'd.		
26	Euville Howard)			
	George Drake)	6	2	$ 1650.00
26	Ora W Whitman -)			
	Amelia C Triss)	10	37	1000.00
27	Daniel Cowen	33	31	500.00
28	Elmer Burt	1	22	2000.00
28	Marie S Hansen	16	44	450.00
28	Marie S Hansen	17	44	450.00
28	J.Fritchey	1	33	2500.00
29	Mrs. Cora B. Fowler	9	22	2000.00
31	W. W. Flicker)			
31	Chas. R. Woodson)	1	4	975.00
31	Andrew Johnson	4	65	800.00

Van Nuys Sales, August 1-7 ind.

1	Mrs. W.W. Flicker	7	4	700.00
1	Mrs. M. A. Flicker	4	65	800.00
1	E.O. Cunningham	8	13	375.00
2	Robert H. Gowie	7	22	1800.00
2	Elizabeth L. Nicholson	8	43	450.00
2	Ela A. McClune	9	43	450.00
2	Geo. D. Smith)			
	Juliana Smith)	5	22	1000.00
3	Edward L. Hine	5	68	2800.00
3	Laurence S. Moranda	22	17	2500.00
4	Carrie Gustafson	35	64	500.00
5	Luella Delp	8	22	1800.00
5	Miriam Lamborn	3-4	31	2200.00
5	Mary L. Derby	3	1	3200000
5	Matilda Jane Hunter	11-12	43	900.00
5	Jack Tharpe	13	39	850.00
5	R. N. Shannon	24	57	375.00
7	Andrew & Matilda Flicker	4	1	3000.00
7	R.D. Aylsworth & C.E. W.	44	29	850.00
7	Winslow P. Heaver	7	65	700.00
7	Miss Corine Leach	10	27	450.00

Los Angeles, Cal., August 8, 1911.

Van Nuys, Cal. Property Purchasers,- July, 1911.

DATE	NAME	LOT	BLOCK	PRICE
July				
3	W.H. Donnelly	1	33	$ 2500.00
3	Gilbert C Bowe	23	55	300.00
7	Mable Riley)			
	Maud Capps)	10	38	1100.00
7	Wm. M. Riley)	10)		
7	Mary E. Riley)	11)		850.00
8	C. W. Bradway	3	67	1900.00
10	R. C. Armastrong	16	26	450.00
10	Hugh F. Mackie	8	14	375.00
10	Charlotte Carr)			
	Henry Carr)	1	36	2500.00
10	J. N. Hunt	2	14	400.00
13	A. Buelma	3	53	400.00
13	R. Salmor	5	53	400.00
13	John F. Howard	5	31	1100.00
14	F. D. Haddock	6	67	1650.00
14	T. J. Myers	8-9	27	900.00
14	Mary L. Derby	28	23	2200.00
14	A. F. Willebrandt	9	26	450.00
14	Wm. N. Derby	2	1	3500.00
18	Mrs. Georgia Styles	4	67	1800.00
18	E. A. Thompson	22	C	3500.00
18	Mrs. Grace D. Coutt	2	51	400.00
18	Mrs. Florence G. Faulkner	5	67	1500.00
19	Samuel Pecott)			
19	Elizabeth Pecott)Elizabeth)	2	65	800.00
19	Ira H. Bellomy	3	65	800.00
24	A. G. Schloesser	1-2	41	3000.00
25	Leon Quatre	4-5	2	3300.00
25	Kate C. Heinzeman	19	26	450.00
25	J.F. Cypher	16	18	400.00
25	Mrs. Clara M. Baker	3	2	1900.00
25	T. F. McIntosh	6	17	400.00
25	Florence E. Berry)			
	Eva E. Jenkins)	3	37	1000.00
26	Rudolph Homma	9	47	2000.00

CARRIED FORWARD

Dec. 8. 1911.

Dear Sir:-

Service will be established on the electric line to Van Nuys Saturday December 16th., 1911.

The event will be celebrated at Van Nuys by a free barbeque.

Cars will leave at frequent intervals during the day from the Pacific Electric Station 431 South Hill Street.

As a purchaser of Van Nuys property you are interested. You are requested to make arrangements to visit Van Nuys on this date and to bring as many of your friends as possible, and by your presence assist in giving the celebration the proper "send off" attendent on large numbers.

It is desired to have all automobiles possible available to show Visitors over Van Nuys and the surrounding country on that date.

Absolutely no property sold or offered for sale on this day.

Very respectfully,

Later W.P.Whitsett, who had distinguished himself in real estate operations in Los Angeles and other portions of the state, was admitted to a half interest in the townsite and given full charge of the sales. The plans for the new town had been formulated, the railways and boulevard had been provided for, under the direction of Mr.Whitley, and it was up to Mr.Whitsett to plan

These are the days of action. The telephone, the wireless, the automobile and all their kindred contributors to the annihilation of time, has educated the people to means and accomplishments which would have been deemed well nigh miraculous a generation or so ago.

We used to speak of the evolution of a city as a process involving many years of strenuous development. Such a thing as placing a full-fledged city on the map over night was beyond the dreams of the most daring city builder.

Yet, rapid as are the accomplishments of this day and age, and fast as new towns are building in this west coast country, the story of Van Nuys excites more than onrinary interest and comment. The achievements there have been of such a nature and character that they cannnot fail to be of interest to magazine readers everywhere. Taken in connection with the phenominal growth of the city of Los Angeles, the history of Van Nuys illustrates the rapid march of progress in this mecca of the homeseeker.

It must be considered, that Van Nuys, a true picture of which is presented herewith, is only twenty months old, to date. Up to February 22nd,1911, the site upon which it stands was part of a great grain field in a tract comprising 47,000 acres, known as the Van Nuys-Lankershim ranches. The purchase price to the buyers was $2,500,000. These five buyers comprise Gen.H.G.Otis,president of the Los Angeles Times; Harry Chandler, vice-president of the same company; O.F.Brant,president of the Title Insurance & Trust Company; General M.H.Sherman and H.J.Whitley. These five purchasers became and still continue the the board of control for the entire property, with H.J.Whitley as general Manager, in full charge of improvement and development.

Later W.P.Whitsett, who had distinguished himself in real estate operations in Los Angeles and other portions of the state, was admitted to a half interest in the townsite and given full charge of the sales. The plans for the new town had been formulated, the railways and boulevard had been provided for,under the direction of Mr.Whitley, and it was up to Mr.Whitsett to plan a sales campaign that would launch the new town on a scale of importance in keeping with the magnificent character of the improvements projected.

He opened his selling campaign with a carefully planned auction and barbecue, February 22nd,1911. At that time nothing but a vast area of wheat and barley fields confronted the visitor. Three days prior to the opening he advertised to accept options at $25 each, on town lots, agreeing to sell to the option holders at the price to be later established by the bidding in the blocks represented by the selections. The fairness of this offer attracted a large number, and close to $10,000 was taken in before the sale opened, on the options alone.

The interest of the public in the auction and barbecue, may be estimated when it is stated that the Southern Pacific railway wan out twenty-four carloads of people, ran short of cars,and left great crowds storming in the depot at Los Angeles, unable to

take the trains for Van Nuys . These and others secured automobiles and other means of transportation later. The city, its suburbs, and the San Fernando valley, evinced the keenest interest in the occasion, with the result that the roads leading into Van Nuys were lined for miles with vehicles of every description. Preparations had been made for 7500 people and the management found itself taxed ~~itself~~ to the utmost to provide for the crowds.

The initial sales totaled $125,925.75, representing actual cash payments of $39,606.37, a record that probably never will be surpassed in the opening of a new town in California or elsewhere.

From that day on the record of the unfoldment of the new town reads like a fairy tale. The post office was established August 18; the first issue of the Van Nuys News came out August 24, and regularly ever since; on December 4th, a $50,000 bond issue was carried for school purposes. Eighty votes were cast - not one against - in a district where nobody had lived a full year. On December 18 the Pacific Electric railway was completed and the Van Nuys service established. This road is rock-ballasted throughout, and being among the newest, is probably the best and latest improved electric railway in the United States. On January 23,1912, the Methodist Church was organized. In March 1912 the American Beet Sugar Company, impressed with the sub-irrigating quality of the soil, finished the planting of 7500 acres to sugar beets, and established central headquarters in Van Nuys. On March 30, the First National Bank of Van Nuys opened for business, with a capital of $50,000. On April 20 the citizens organized a Chamber of Commerce; on July 20 the electric lighting system was completed and current furnished for business and residence purposes; on August 3 the first Harvest Festival, showing the new products of the district, was held in Van Nuys, under the auspices of the Chamber of Commerce; On Aug 10 the corner stone of the new $40,000 grammar school was laid, and additional lots purchased by the trustees to provide for future needs. On August 19 telephone service was established in our telephone exchange building. Step by step the improvements that usually take many years to develop, have been accomplished at Van Nuys in as many months. The Presbyterian church, a beautiful edifice to cost $10,000 is nearing completion. The Methodist congregation is perfecting plans for their church which will cost in the neighborhood of $8000.

One of the most substsntial attractions of the new town is the boulevard, extending entirely through the valley for sixteen miles. It is in three divisions, one side for general traffic, one side of automobiles and the center for the Pacific Electric double track system. A parking thirty feet wide, planted with roses, sbrubs and ornamental trees, extends the entire length of the drive, making it one of the most charming boulevards in the world. It cost $500,000.

With these substantial advantages to recommend the new town, Mr.Whitsett had advertised and promoted it in a most unusual manner. No visitor enters Los Angeles without finding attached to his trunk, if he has one, an invitation to visit Van Nuys, on a free sightseeing excursion. Needless to say,hundreds respond. Though all may not be ready to become buyers, they at least return boosters.

On great public occasions, the visitors are welcomed to Van Nuys in a wholesale way by the enterprising sales force of Mr.Whitsett. During the week of September 9th last, on the occasion of the Grand Army Encampment at Los Angeles, each arrival was presented with a free round trip ticket. Over twelve thousand tickets were distributed. It became necessary to augment the regular automobile service, by the addition of a big sightseeing car, twice daily. No obligation was incurred, no questions were asked. As a result the September sales touched the $50,000 mark, and this at a time when because of the season and the excitement due to the presence of a large national gathering, the real estate business generally, was standing still.

So novel and unusual have been the methods of Mr. Whitsett in promoting sales, that that feature of the developement of Van Nuys has proved almost of as much interest to those familiar with it as the remarkable growth of the new town itself.

Van Nuys, the business center of the American Beet Sugar Company's 10,000 acre sugar beet operation in the San Fernando valley, has almost completed the first year of its history. For growth, development and substantial improvements it is doubtful if any new town ever started in the United States can equal its record.

The future business development of the town is assured by the number of small farming and orchard operations which are springing up all around for miles in each direction, and by the extensive beet development.

To prepare the land, thin, cultivate, top and load the product of the 10,000 acres of beet land in this field will require the enormous expenditure of a quarter of a million dollars. The entire field is almost plowed and 3,200 acres have been planted. The possibilities are great for a record breaking crop if there is a normal rainfall. Should it average only ten tons per acre however and should the percentage of sugar be as high as the tests showed for last years crop, 100,000 tons of beets will be harvested at an average price of $7.14 per ton making a total production of$714,000. It will require 40 days for the Oxnard factory, running at its capacity to handle the beets from this field. Within four or five weeks after the first rain, at least 500 men will be employed to commence thinning. During the height of the campaign thousands will be at work.

From data secured at the office of the Sugar Co. at Van Nuys it was learned that the total cost of operating an acre of beet land here will run about $23.75. It is estimated it will yield from $70 to $80 allowing a net profit of about $50 per acre on an average. This means $500,000 dollars, on a very conservative estimate , to be distributed among the beet growers alone around Van Nuys this year if conditions are normal.

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Van Nuys, the booming new town of the San Fernando Valley, is greatly elated by the rumor that gas is to be furnished to the Van Nuys - Lankershim lands for light and fuel.

The Pacific Light & Power Co. are negotiating with some of the land owners in the tract for rights of way and are meeting with substantial encouragement.

With the Telephone exchange building of the Pacific Tel. & Tel. Co. almost completed and promise of service in the near future, and with the Edison Co. ready to begin the construction of a line to furnish electricity for light and power, Van Nuys is rapidly taking its place among the leading suburban towns of Los Angeles.

The school bonds of $50,000, which were authorized by the unanimous vote of the district on Dec. 4th., for the erection and equipment of a Grammar School Building, were sold during the week to J. H. Adams & Co. of Los Angeles ~~for~~ at a premium of $1390. Work will be commenced on the building now as soon as possible.

The Comptroller of the Currency has approved the application to organize the First National Bank of Van Nuys, with a capital of $50,000. Decorators are now finishing the interior of the bank building, and it is expected that the doors will be opened for business in a few weeks.

Building continues as active as ever. Mr. Geo. Hanna who has already built several handsome residences on Sherman Way, announced this week that he had awarded contracts to the Ye Planry Building Co. for three more. Mr. H. J. Whitley also proposes to erect three or four more substantial and modern residences along the Boulevard shortly.

The most comprehensive program of building operations yet outlined for the new town of Van Nuys has been prepared during the last week.

It is estimated that at least $100,000 will be expended on buildings which will be commenced within thirty to sixty days.

The School Trustees have decided to start work at once on the $50,000 Grammar School building so that it may be ready for the opening of the next school term.

Plans for the Morgan Building on the southeast corner of D. street and Sherman Way are being prepared. It is understood that ~~that~~ it will be three or four stories and be used for business rooms and offices and may contain a large assembly hall.

J. J. Shinners, who has already built two large business blocks in Van Nuys, has broken ground on the southwest corner of F. street and Sherman Way for the erection of a fine fireproof building covering two lots, and which is proposed for a first class apartment house with business rooms on the ground floor.

On the lot just north of the present Shinners building on Sherman Way, Mr. J. B. Brackett is preparing to erect a substantial building for business purposes. Mr. Brackett was in Van Nuys on Tuesday looking after the details.

H. Hartman of Los Angeles, who owns two choice business lots on the corner of F. and Sherman, has plans ready and will commence shortly to build a substantial structure to be used for business rooms and theatre.

Postmaster J. B. Langum and A.E.Norvold, proprietors of the Van Nuys Furniture Store and Undertaking Rooms, are now making arrangements to erect a large building for their business either on their lots between E. and Virginia on east side of Sherman Way or on the west side between the proposed buildings of Mr. Brackett and Mr. Shinners as outlined above. A portion of this building will be used for the Post Office.

Handsome residences will be built by Mr. William Davis on Broadway and Hazeltine, and Mr. John Cross on his recent purchase of two acres corner Virginia & Kester.

With a ten thousand dollar church almost a certainty, and the wonderful achievements of the past, Van Nuys will be able to celebrate its first birthday on the 22d of February with a building record perhaps unsurpassed by any new development ever attempted, in the same length of time.

2nd

15
500
$13,150
$13

30.9. $1,700

Los Angeles, Cal., Jan. 15, 1912.

Mr. O. F. Brant,
Los Angeles, Cal.

Dear Sir:

After carefully considering the matter, I do not think it would result in the most good to all concerned to take Van Nuys off the market at this time.

It has never been my wish to do other than carry out my contracts to the letter, and it is not now, but it is simply impossible to get proper results without spending more money.

I believe I paid a fair price for my interest in this property, yet in addition to same I have paid and owe out of my personal funds to date, between ten and fifteen thousand more than I have received from the 10% allowed me in the selling of same.

When I signed the agreement to purchase one-half interest I had no intention of spending more than the 10% in the sale of this property, and I do not think anyone expected I should do so.

I found it necessary to do this to make good. I now feel I have made good, and if it was not expected of me then surely no one connected with this proposition would wish me now to continue crowding the sales at a personal loss.

I have canvassed the situation thoroughly, and find we had at the outset 1,735 lots, priced at about $1,000,000.00. We have sold about 600 for $468,291.25, receiving to date over $200,000.00 in cash. At the new price just out the unsold property figures $690,485.50. You will see by these figures that we have raised the price of the property considerably over $100,000.00 since commencing the sale of same.

I believe it possible to sell $250,000.00 more the property in the town of Van Nuys between January 1st and July 1, 1912.

I think the sales can be so directed as to largely leave the remaining property on Sherman Way and in the business district where all improvements can be completed between now and then and paid for by 10% set aside for same.

#2

We now have left on Sherman Way $132,400.00 worth of residence property, and $153,335.00 in business lots, total $285,735.00, which should bring one hundred cents on the dollar.

After deducting the possible sales and keeping back $250,000.00 worth of business and Sherman Way property, there will be scattered about the town less than $200,000.00 worth of property of doubtful value, or about an amount that can be offset by our raises.

I believe enough can be realized from this to sell the remainder of the town at the proper time, still leaving $1,000,000 gross for less than a section of land that has been a big benefit to other sections around it.

Now this satisfactory state of affairs cannot be brought about unless the improvements in and around Van Nuys are pushed for the next six months in the same vigorous manner they have been in the past. Ten per cent has not paid for the making of sales in the past, and on account of the smaller parcels, re-sales and the edge being off, it will be doubly hard and twice as expensive to make them in the future.

While I will not make a conditional promise, I believe we can put across $250,000.00 worth of sales in the town by July 1 1912, if the following things can be done:

First: The activity in and around Van Nuys kept up, and I must have the same hearty co-operation from Mr. Whitley which I have enjoyed in the past, as many sales have resulted from same.

Second: Five per cent of the sales made commencing with January 1, 1912, to be refunded on my advertising bills and charged against the cash received from such sales.

Third: Five thousand dollars to be advanced to me and charged to my personal account. I still have $3,500.00 in the Walnut Lawn trust, and may get along for some time without making this last request, but I want to feel at the very outset that I can get it whenever I have to have it to meet my bills.

Very truly,

Los Angeles,Cal.,February 16,1912.

Mr. Robert J.Thompson,
125 S.Winchester Ave.,
Chicago, Ill.

Dear Sir:-

Your letter of the 7th inst.at hand.

I am sending you under separate cover literature, containing plats and general information relative to the Van Nuys-Lankershim 47,000 Acre Tract, and also of the new town of Van Nuys, the metropolis of the San Fernando Valley.

This property lies northwest of Los Angeles in the San Fernando Valley, which is considered one of the most beautiful as well as fertile valleys in California. The soil is a righ sandy loam, sub-irrigated, and will produce good crops of deciduous fruits and vegetables without irrigation. The price of this land in say, 5 acres and up, ranges from $450 per acre and up according to size and location of same. The terms are 1/4 cash, balance in 1, 2 and 3 years, with 6% interest on deferred payments.

The lots in the new town range in price from $350 and up each, according to size and location. The terms are 1/4 cash, balance in 6,12 and 18 months, 6% interest on deferred payments. We also have at this writing a couple of 2-acre pieces in the town which would make you an ideal home site, being only four blocks from the business section of the town,the $500,000 boulevard, street cars, etc.

Now is the time to get in on this proposition, while the present low prices prevail.

Very truly,

H

Chicago, Ill. Feb. 7. 1912

W. P. Whitsett
319 South Hill St.
Los Angeles, Cal.

Dear Sir:

I wish to know cost per acre, terms, etc., of the Van Nuys-Lankershim lands, which you are agent, and said to lie 4 1/2 miles from Los Angeles. In which direction from the city?

I am interested in a small tract.

Any small tracts upon which some one has made some improvements and then given up?

Give me all information necessary and literature.

Yours

Robert J. Thompson
125 South Winchester Ave.

Los Angeles, Cal., August 13, 1912.

Mr. H.J.Whitley, Genl.Mgr.,

L.A.Suburban Homes Co.,

Los Angeles, Cal.

Dear Sir:

Herewith hand you letter from John J.Ritz, who is Superintendent of the Pacific Poultry Co., at Inglewood, Cal., and is looking for a location of about forty acres. He has some money, and I believe from former talks with him is a man of considerable experience and can start a regular Petaluma proposition in the valley.

I am writing him with a view of having him make an appointment when he can go to Van Nuys, and would like to go over the matter with you of locating him there.

I think something special could be done, and if you happen to be out near Inglewood at any time in the near future it might be well to stop in at the Pacific Poultry Company, see the plant and make the acquaintance of this man, as if he could make good it would make a great industry for the valley.

His idea is to have about forty acres and then sell off a part as he develops the other. What would you think of giving him a proposition on the unsold property in blocks 9,12,57 & 60?

WPW-H.

Very truly,

Los Angeles,Cal.,November 13,1912.

Mr.James McDonald,
Mgr., Pittsburgh Coal Co.,
1105 Old Colony Bldg.,
Chicago, Ill.

I am just in receipt of your favor of the 6th inst.

I am figuring on a little deal out here that I believe is easy good for two for one on the investment, located close to the new town of Van Nuys, which I have just successfully promoted. It is a section of the best farming land in California, for about $350 per acre.

I am not yet positive that I will be able to land this proposition, but if I do, I want to form a little pool to handle it, and would like to have you come in with us.

The Main line of the Southern Pacific runs through the center of the property and there is a side track half way across it; it has good prospects for a fine macadamized boulevard, and I have just closed a deal whereby we will get a street car line along the same side as the boulevard and a crew of men is now at work stringing the trolly.

I am sending you under separate cover Pictorial Edition of the Van Nuys News, acreage map, showing location of the property, location of the proposed boulevard, street car line and Sherman Way,the $500,000 boulevard - which, by the way, will make one of the finest driveways in the world, as it connects up with fully macadamized roads all the way into Los Angeles.

After the property has been developed it could be cut up into smaller holdings and easily sold at from $750 to $1000 per acre, and can be had on terms one-fourth cash, and balance in one, two and three years, at 6 per cent.

Let me hear from you in the matter by return mail, and if you would like to go into it with us, have your son come in and I will show him the property. I would like to have you join us in this proposition and I believe it would prove an exceptional investment for all of us.

Very truly,

H

ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, DELAYS OF CARRIERS AND OTHER CAUSES BEYOND OUR CONTROL.

MONTHLY SETTLEMENTS BY ACTUAL RAILROAD WEIGHTS BY SCALES NEAREST LOADING POINT.

Pittsburgh Coal Company,

OF ILLINOIS.

JAMES McDONALD, MANAGER.
H. J. ELLIOT, WESTERN SALES AGENT.

1105 OLD COLONY BUILDING.

REPRESENTING:
COLONIAL COKE COMPANY.
THE NEW PITTSBURGH COAL COMPANY.

CHICAGO,

Nov 6, 1912

Mr. W. P. Whitsett.
Los Angeles, Calif.

My dear Paul:-

Lemmon sent me over today an add invitation to take an automobile ride with you to your new Suburb.

Sorry I am not able to accept just at present.

I trust things are going so well with you that even the last election will not make any difference to you. I have a son out there who is working different places, with the plan eventually of locating or as soon as he finds what he wants and the old man can help out from the financial end.

If he calls on you with a letter of introduction I shall be much obliged to you, if you can spare him a little time to give him such advise as you can regarding his plans.

With kind regards

Yours very truly
James McDonald

Los Angeles, Cal., Nov. 20, 1912.

Mr. H. J. Whitley, Genl. Mgr.,
L. A. Suburban Homes Co.,
Los Angeles, Cal.

Dear Sir:

It has come to my attention again that there is a movement on foot to place a town on the 640 acres at Raymer Station, and I am writing you this letter as I wish to be placed on record in regard to my attitude concerning the matter.

Last month we had paid one-fourth on $18,620.50 worth of sales in the townsite. We had one-fourth paid on a $4500 sale for the Suburban Homes Co. We had nine homes started in Van Nuys. I accomplished this result through my organization by donating my time, without a cent of compensation, and at a personal loss of $879.36.

We now have left in Van Nuys between $350,000 and $400,000 worth of property. Of this amount probably $250,000 represents business lots. There has probably been invested $100,000 or $150,000 in Van Nuys in business houses.

To put in a town at Raymer Station at this time and sell town lots there, cheap merchants would locate there, making it impossible for our Van Nuys merchants to make good, besides retarding the advancement of the sale of business lots and destroying the created values of Van Nuys property; discourage every merchant and every home owner in the town of Van Nuys, and bring about a situation which will stop Van Nuys now where I should have left it some months ago, had I considered my personal interests, and dependedtupon the surrounding country to ultimately make a town there.

Upon your persistent urging and the continued improvements which you carried on to incourage me in and about the town, I deferred this action at a personal loss to myself, and in consideration of your arguments and my innate desire to assist in building up a community in keeping with the situation at Van Nuys, and if you will refer back to your sales record of property around Van Nuys, you will see that Van Nuys has not only kept pace with the development of the surrounding country, but that I have crowded beyond at all times, and it has sold the surrounding country at a personal loss to me. It has in many in-

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L. A. Suburban Homes Co.,
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stances doubled values around it, where in other sections of the tract values have remained stationary, and even at this time I would continue to make this personal sacrifice to see Van Nuys reach its greatest possibilities, and if developed up to its possibilities it will not only sell the country around it at greater prices than it can be sold otherwise, but it will ultimately sell Owensmouth, and Van Nuys and Owensmouth together will in time sell Marian.

Now, can we afford to stop the five or ten houses a month that are going into Van Nuys at this time and the value creating influence they have throughout the entire tract?

I have never in any undertaking considered money as against success. I know the possibilities of Van Nuys and I know that these possibilities can be retarded and destroyed by the putting on of a competitive place, where on the other hand if the 640 acres is put on in the same manner as the other land has been around Van Nuys and every one given a chance to sell property there, I believe it will sell very readily and at the same time be a help not only to Van Nuys, but the balance of the tract and fully as much money realized from it.

Now, I am not seeking any new fields to exploit. I do not want them. I only want to help those make good who have helped us to make good at Van Nuys, and I am willing to do that by taking in new home builders there every month at a personal loss, as I am now doing. I feel I owe this to them, as well as my own convictions in doing the very best I can with anything I undertake.

Very truly,

WPW-H.

During the fifteen months which have elapsed since Van Nuys, the new town in the San Fernando Valley, was established, there has been made a record in growth and improvements unparalelled in the rapid development of Southern California.

At the present time there are forty buildings in the townsite used for business purposes, including a National bank, capitalized at $50,000 with deposits of over $100,000 and having over 300 accounts, a first class hotel, the best equipped garage in the San Fernando Valley, a newspaper and printing plant, drug store, office of American Beet Sugar Co., mercantile establishments of all kinds, and lumber yards. The Southern Pacific Company has a handsome passenger station and is at present creating a park along its tracks near the station. Within the town and closely surrounding, there are now at least two hundred residences ranging in price from $1500 to $25,000. Aside from the famous Van Nuys boulevard, which through the town is 110 feet wide and constitutes the principal street, there have been constructed miles of macadamized streets. Sidewalks and curbs are in place through a great part of the town. The Van Nuys line of the Pacific Electric Railway Company is the best equipped on its system.

The present population of the community is close to 1000 people. Over 100 children are enrolled in the schools. The Methodist and Presbyterian churches have established strong congregations and the latter will start soon on the erection of a $10,000 church building.

Such is the community that sprang from a barley field since February 22nd, 1911. On that memorable day Mr.H.J.Whitley, General Manager of the L.A.Suburban Homes Co., told the prospective purchasers of the great future in store, but the most optimistic little dreamed that such a showing would be made in so short a time.

If the past has been marvellous, the future is still brighter. Developments under way at present mean that Van Nuys will rapidly grow from a town to a city.

The Pacific Electric Company is extending its Van Nuys line to Owensmouth and San Fernando. A large force of men and teams are at work and the poles are erected for half the distance. A fine passenger station at the corner of "F" street and Sherman Way in Van Nuys has been started, which will be the center of the Pacific Electric Company's operations in the valley. The Engstrum Building Company is building a $4500 sub-station for the Southern California Edison Company east on "C" street. The distributing system of this Company will be ready for operation in a few days to serve the public with electricity for light and power.

The Van Nuys Chamber of Commerce has under consideration the matter of establishing a lighting district to take in the town and surrounding ~~district~~ territory. Ornamental lighting posts along the boulevard are contemplated in this project. The equipment for the Pacific Telegraph and Telephone Company building on east Virginia street arrived on Tuesday. This company will soon have telephone service established.

The new $50,000 grammar school which is being built by the Ye Planry Building Company of Los Angeles will be ready for occupancy by the time of opening of the schools in September.

The building of residences continues as fast as ever. The demand for houses and rooms to rent far exceeds the supply.

Work on Mr. Shinners' apartment house will start next week on west "F" street near Sherman Way.

Thus it goes and goes and goes and nothing goes any faster than the great manager, Mr. H.J. Whitley, who is ever on the go to make it go.

In order to take care of the increasing demand for property in this new town Mr.W.P.Whitsett, Sales Manager of Van Nuys, has put on another large seven passenger automobile in addition to the ones already in use and has established free evening excursions from his headquarters, at 319 South Hill street, leaving at 5:30 o'clock. Excursions are also run at 9:00 o'clock A.M.and 2:00 o'clock P.M.daily.

HOME F2369
VAN NUYS
Only 45 Minutes From Los Angeles
$50,000 School
$50,000 National Bank
$500,000 Boulevard
$10,000 Church Nearing Completion
Another Just Starting

HEADQUARTERS FOR **VAN NUYS** THE NEW TOWN

BDWAY. 3525
VAN NUYS
Telephone Exchange
Rapid Street Car Service to Los Angeles
Modern Business Blocks
Substantial Homes
18 New Homes Now Being Erected
By Recent Buyers

ESTABLISHED IN THE VAN NUYS-LANKERSHIM 47,000 ACRE TRACT

W. P. WHITSETT
Wholesale Sales Manager
319 SOUTH HILL STREET

We are desirous that you should see the new town of Van Nuys and the beautiful and productive San Fernando Valley, and enclose you herewith ticket entitling you to this trip by auto free.

As we can only accommodate fifty people daily in our own autos, would suggest that you call early and arrange in advance date when it will be convenient for you to go with us, so we can make the necessary arrangements for yourself and party.

In justice to yourself, you should investigate the merits of this great valley before deciding upon a home, business location or investment anywhere.

Our autos leave HEADQUARTERS, 319 South Hill Street at 9 a.m. and 2 p.m. daily except Sunday.

Yours very truly,

" A UTOPIA."

The town of Van Nuys - My: what a surprise -
Greeted my eyes - when lo:
Not a barren tract as one year back
But they now a city show.
One year ago not a shovel or hoe
Had turned a foot of soil ,
But, poppies grew and daisies too
Their domain none could foil.

Where sunbeams played, where cattle strayed
Where hunters went for fun
Where rabbitts ran, turned up the sand
At sound of hunterssgun.
The hills around echoed the sound
'Twas stillness otherwise
Save hoot of owl that at night would prowl,
And other hideous cries.

Surrounded by hills where little rills
Play a part in the scene -
Immense is the scope of this tract that slopes
Down to hills of green:
Circumference great, a measure would take
A hundred miles of more
To reach around on level ground
That smoothe as any floor.

Now a town has grown let no one own
"twas build without a plan
Men contrived and each one strived
To start one that would stand -
Whitleys the man who drew the plan
To set things into motion
He has started towns and broken ground
From ocean unto ocean.

A man named Whitsett who always hits it
Each thing he starts to do.
He 's worked and talked and neerhas balked
In pushing matters through.
He manages well knows how to sell
Lots at auction price.
He has assistants who know their business
Throw lots as well as dice.
Buildings new as though they grew
Began to rise and pose —
They're strong and grand and built to stand
Any wind that blows.
Utilities all came with a call
Bank and schoolhouse site
Eee'n to a garage - it seems a mirage
These buildings tall and white,

A beautiful church, nor you may search
The country wide to find
Another as fine or right in line
When it comes to cost and kind.
A new hotel - now who can tell
Possibiliies of same ?
the way things go-in a year or so
"Waldorf" will be its name.

A cheerful paper, there is no safer
Way to cure the blues
It's every page shows that a sage
Edits the "Van Nuys News ",
There's not a saloon so when a buffoon
Thinks that he is dry,
Lead him to water or something hotter
You'll find at Drug Store "nigh".

To Van Nuys people from every steeple
We'll sound our voice in praise
For the thrift they've shown and the town they've grown
In three Hundred and sixty five days.
At one time a lake that decided to take
Its waters on to the sea
Its left the land productive sand
All things with it agree.

Sarah Kurkham McFall.

ADDRESS
ALL COMMUNICATIONS
TO THE COMPANY

Title Insurance and Trust Company

~~TITLE-TRUST BUILDING~~
TITLE INSURANCE BUILDING

LOS ANGELES, January 22, 1913.

IN RE COLLECTION NO. 1494.

Mr. W. P. Whitsett,
319 South Hill St.,
Los Angeles, Cal.

Dear Sir:

Enclosed herewith you will find cancelled note dated January 21, 1911, in favor of this company, for $118.478.00, which has been paid under provisions of the trust covering Van Nuys Townsite. Kindly sign and return receipt for same, and oblige

Yours very truly,
TITLE INSURANCE AND TRUST COMPANY,
By Geo. A. Johnson
Assistant Trust Officer.

In reply refer to Collection #1494
T.A.S.

Encl

10-20

RRT/MMM

C. A. Van Duyn Pres
Sept 14 1945

LOS ANGELES SUBURBAN HOMES COMPANY

OF THE HISTORIC SAN FERNANDO VALLEY

OWNERS AND DEVELOPERS
OF THE
VAN NUYS AND LANKERSHIM LANDS

EMBRACING THE FOLLOWING EXTENSIVE RANCHOS:

Sheep Rancho, 7,000 Acres; Kester Rancho, 7,000 Acres; Home Rancho, 6,200 Acres; West Rancho 5,000 Acres Patton Rancho, 6,000 Acres; Workman Ranch, 7,000 Acres; all lying at the Northerly Gates of the City

H. J. WHITLEY, GEN'L MGR.
OFFICE: 319-324 TRUST & SAVINGS BLDG.
6TH AND SPRING STREETS

LOS ANGELES, CALIFORNIA. Feb. 12th., 1913.

Mr. W. P. Whitsett,

Los Angeles, Cal.

Dear Sir:-

Hand you herewith executed contract for installation of twelve ornamental light posts on Sherman Way between D Street and 6th. Street Van Nuys, for your files.

Very respectfully,

BOARD OF CONTROL

By H. J. Whitley
Gen-Mgr.

RVM-C

enc.

Mar. 8 1912

8/2/12

8/1/12

Copy

Copy of

Los Angeles, Cal., April 7, 1913.

Mr. O. F. Brant, Genl. Mgr.,
Title Insurance & Trust Co.,
Los Angeles, Cal.

Dear Sir:

With a view of cancelling my claim for services rendered in entertaining the public and assisting in other sales, together with the amount lost while I was selling on a ten per cent commission basis, I will cancel these claims and pay you fifty per cent of the list price of lots 19, 20, 21, 22 and 23 in tract 1532, Van Nuys-Lankershim Acres, and will agree to start two houses on lots adjoining which I have just purchased and put in other development which will add very much to the appearance of this part of the tract as well as assist greatly in other sales in the vicinity. This would make the total purchase price $12,750 for forty acres, or $318.75 per acre. This would give me a tract of eighty acres there in a bunch and I would aim to make a very creditable subdivision out of it, place it on the market at once, and advertise and handle it in a very vigorous manner. The other pieces are too small to justify me in carrying on the campaign I would like to.

I would like to have your reply on this proposition this morning so I could get my houses and other improvements started this week to take advantage of the gathering I will have at Van Nuys on Saturday, April the 12th. It would be impossible for me to do this unless I could start planning it now.

I would want to pay this off as follows. One fourth down, and the balance on or before one, two and three years at six per cent. The chances are that I would pay it all off in a very few weeks. My idea is to make a quick clean up of this and be ready for something else.

Very truly,

WPWh.

$3,187.50

Los Angeles, Cal., April 9, 1913.

NOTICE TO SALESMEN:

Following relative to North Van Nuys Acreage:

Building set-back will be 75 feet on North Sherman Way.

Building restrictions will be, for residence purposes only. Building to cost not less than $2500.

New streets forty feet wide, with a curved entrance, will go between lots 17 and 18 and 25 and 26; also 19 and 20, 22, 23 and 24.

Lots may be sold in halves as shown on price list.

Building restriction on the five acre tiers just back off the Boulevard, as well as the remainder of the tracts, will be for residence purposes only; house to cost not less than $1000.

The land thrown into streets for the circles and twenty feet off the r emainder of the streets will be deducted from the lands fronting on same.

Reservations will be made for pole lines, water pipes, etc. over rear of lots. Building set-back on other streets 40 feet.

Yours truly,

WPW-H.

NORTH VAN NUYS ACRES - TRACT NO. 1532.

PRICE LIST

Following prices effective on and after Saturday morning, April 12/13

LOT	ACRES	PRICE PER ACRE	TOTAL PRICE
17	9.81	Reserved	
18	9.81	"	
E 1/2 19	4.905	$850 Per acre	$ 4,169.25
W 1/2 19	4.905	750 " "	3,678.75
E 1/2 20	4.905	850 " "	4,169.25
W 1/2 20	4.905	750 " "	3,678.75
E 1/2 21	4.3105	900 " "	3,879.45
W 1/2 21	4.3105	800 " "	3,448.40
22	4.697	650 " "	3,053.05
N 1/2 23	2.206	700 " "	1,544.20
S 1/2 23	2.206	700 " "	1,544.20
E 1/2 24	2.424	650 " "	1,575.60
W 1/2 24	2.424	700 " "	1,696.80

ADDRESS
ALL COMMUNICATIONS
TO THE COMPANY

Title Insurance and Trust Company

TITLE INSURANCE BUILDING

LOS ANGELES, December 10, 1913.

IN RE TRUST NO. 2899.

Mr. W. P. Whitsett,
319 South Hill St.,
Los Angeles, Cal.

Dear Sir:

We will furnish you a statement on the above Trust for each month, and statement should reach you about the middle of the following month.

With reference to the $20,000.00 secured under Walnut Lawn Trust, the unpaid balance on this note is $10,716.89. We are paying out of Walnut Lawn on this note $500.00 today.

Yours very truly,
TITLE INSURANCE AND TRUST COMPANY,
By Theo A. Simpson
Assistant Trust Officer.

In reply refer to Trust #2899
T.A.S.

RKS/MMM

PHONES { F-2369
BDWY. 3525

W. P. WHITSETT
SALES MANAGER

HEADQUARTERS FOR THE NEW TOWN OF

VAN NUYS

319 SOUTH HILL STREET

FIRST TOWN ESTABLISHED IN VAN NUYS-LANKERSHIM 47,000 ACRES

Los Angeles, California.

Dear Sir:-

I will allow you five per cent commission on all sales of lots made by you in the Townsite of Van Nuys as indicated herein. The accompanying ad., appearing in both the Los Angeles Times and Examiner of January 22nd, explains the plan upon which we are handling this property.

If you bring a customer to my office in advance of the Auction, and he takes an option which results in a sale after the Auction, I will pay you the above commission.

The sale is to be considered closed when one-fourth cash is paid down and proper papers signed at the Title Insurance & Trust Company, setting forth that the balance is to be paid in six, twelve and eighteen month installments, with interest at six per cent.

The commissions are payable by me on or about the first and fifteenth of each month, following the closing of the sale as above.

All selections must be made from the official map at my office, 319 South Hill Street. This is to prevent the sale or reservation of the same lot by two parties.

If you bring a customer or customers to the Auction and assist in making sales to them, I will pay you the above commission on such sales, provided you have first listed the name of such customer with me before the Auction.

It should be easy to have prospects avail themselves of this opportunity of reserving lots in advance of the Auction, as there is no obligation assumed by ~~you~~ them, and they can get their money back on demand. I believe that a very large percentage of options so taken will terminate in successful sales.

Truly yours,

SSC-H.

Los Angeles, Cal., January 19, 1914.

Messrs. A.B. Walton,
A.A. Kitchell,
M.M. McConaughy,

Office.

Sirs:

The following arrangements are to become effective on and after this date:

Each of you should line up a good live man with auto to assist you, besides your prospect getters.

To start this week you are to draw for position. The salesman drawing No.1 will be favored in the way of office prospects until the end of the week, unless one of the other salesmen makes a greater amount of sales and becomes high man, which will give him the preference, the idea being to give each man his turn at first call and favor the high man for the balance of such week. The following week the salesman drawing No.2 starts the week with first call on office prospects, and so on.

Salesmen should get together and make out and submit us rules for your own protection. You should each have a desk with a card bearing your name placed conspicuously thereon. Any suggestions relative to the window decorations will also be gladly received.

COMMISSIONS

On sales made to office prospects a commission of five per cent will be paid. Where you furnish automobile, you will be allowed 2-1/2 per cent on such sale account auto, except on the sale of property in Syndicate No.1. On the sale of property in Syndicate No.1 the office will receive five per cent commission, and the other five per cent may be divided between the salesman making the sale and the party bringing in the customer.

On properties lying north of the railroad in North Van Nuys Acres belonging to Mr. Whitsett or Batchelor & Rankin, we will pay you five per cent commission on sales made by you to office prospects and 2-1/2 per cent extra where you furnish the auto, or 15 per cent where you create the business and furnish the auto. The same applies to properties in the townsite of Van Nuys not in the Syndicate.

On Syndicate No.2 - which we are now forming - we will pay commissions as follows:

Where you create the business and furnish the auto, we will allow you ten per cent commission out of the first quarter paid on such sale and five per cent out of the second quarter paid. Where we furnish the prospect, you will be allowed five per cent, and 2-1/2 per cent extra where you furnish the car.

On all deposits made and forfeited on property belonging to Mr.Whitsett or Batchelor & Rankin, such deposits will be divided equally between xxx the salesman and the office.

On all sales made through this office we must have at least five per cent commission to help take care of the office expenses.

In case property is sold by you in which we have no interest,the commission will be divided between the salesman and the office. It must be understood,however,that this must only be in an extreme case where it is impossible to sell such person our property, and the matter should be taken up with Mr.Whitsett or Batchelor & Rankin before closing the deal.

Each salesman could carry with him a supply of blank note forms issued by the Title Insurance & Trust Co.,and upon closing a sale, have notes signed up by the buyer covering the full payments due on the property purchased by him.

In case sale is made by you to a party who has been brought in by a solicitor working through the office direct, salesman should not offer any inducements in the way of commission, etc.,in order to have such party bring their prospects to them. We will try as far as possible to have the same salesman handle their people when they bring them in again,however.

Room No.3 should be used only as a "closing" room by the salesmen, and in case of necessity, when the other two private rooms are not occupied, salesmen may make use of one or both of them .

Yours truly,

WPW-H.

(1)

$2.30 Guest Sitsell.

$2.30 $2.30 $2.30 2.30

2.30

The following arrangements are to become effective on and after Monday morning, January the 19th, 1914.

The three salesmen - Walton, Kitchell and McConaughy - should each line up with him a live man with an auto, besides their prospect getters.

On the morning of January the 19th the salesmen are to draw for position. ~~The one drawing No.1 will be favored for that week in the way of office prospects~~ . The salesman drawing No.1 will be favored in the way of office prospects until the end of such week, unless one of the other salesmen makes a greater amount of sales, giving him preference; the idea being ~~to favor the high man~~ to give each man his turn at first call for the week and favor the high man for the balance of such week. The following week No.2 starts the week with first call on office prospects, and so on.

Salesmen should make out and submit to us rules for their protection. They should each have a desk with card bearing his name placed in some conspicuous place thereon. Any suggestions by them relative to the window decorations will be gladly received.

COMMISSIONS: On sales made to office prospects a commission of five per cent will be paid. Where salesman furnishes automobile, he will be allowed 2-1/2 per cent commission on such sale for auto, except on the sale of property in Syndicate No.1.

On the sale of property in Syndicate No.1 the office gets five per cent of the commission and the other five per cent may be divided between salesman and party bringing in such customer.

On properties lying north of the Railroad in North Van Nuys acres where such property belongs to Mr.Whitsett or ~~Mr.~~ Batchelor Rankin, we will pay you five per cent commission for office prospects and

2-1/2 per cent extra where you furnish the auto, or 15 per cent where you furnish the prospect and car. The same applies to properties in the townsite of Van Nuys not in the Syndicate.

~~On Syndicate No.2, which we are now forming, a commission~~ of 15 per cent ~~will be paid you on sales~~

On Syndicate No.2, which we are now forming, we will pay commissions as follows:

Where you create your own business and furnish car, we will allow you ten per cent out of the first quarter and five per cent out of the second quarter. Where we furnish the prospect you will be allowd five per cent, and 2-1/2 per cent extra where you furnish the car.

On all deposits made and forfeited on Mr.Whitsett or Mr.Rankin's property, such deposits will be divided equally between the salesman and the office.

On all sales made through this office we must have at least five per cent commission to help take care of office expenses.

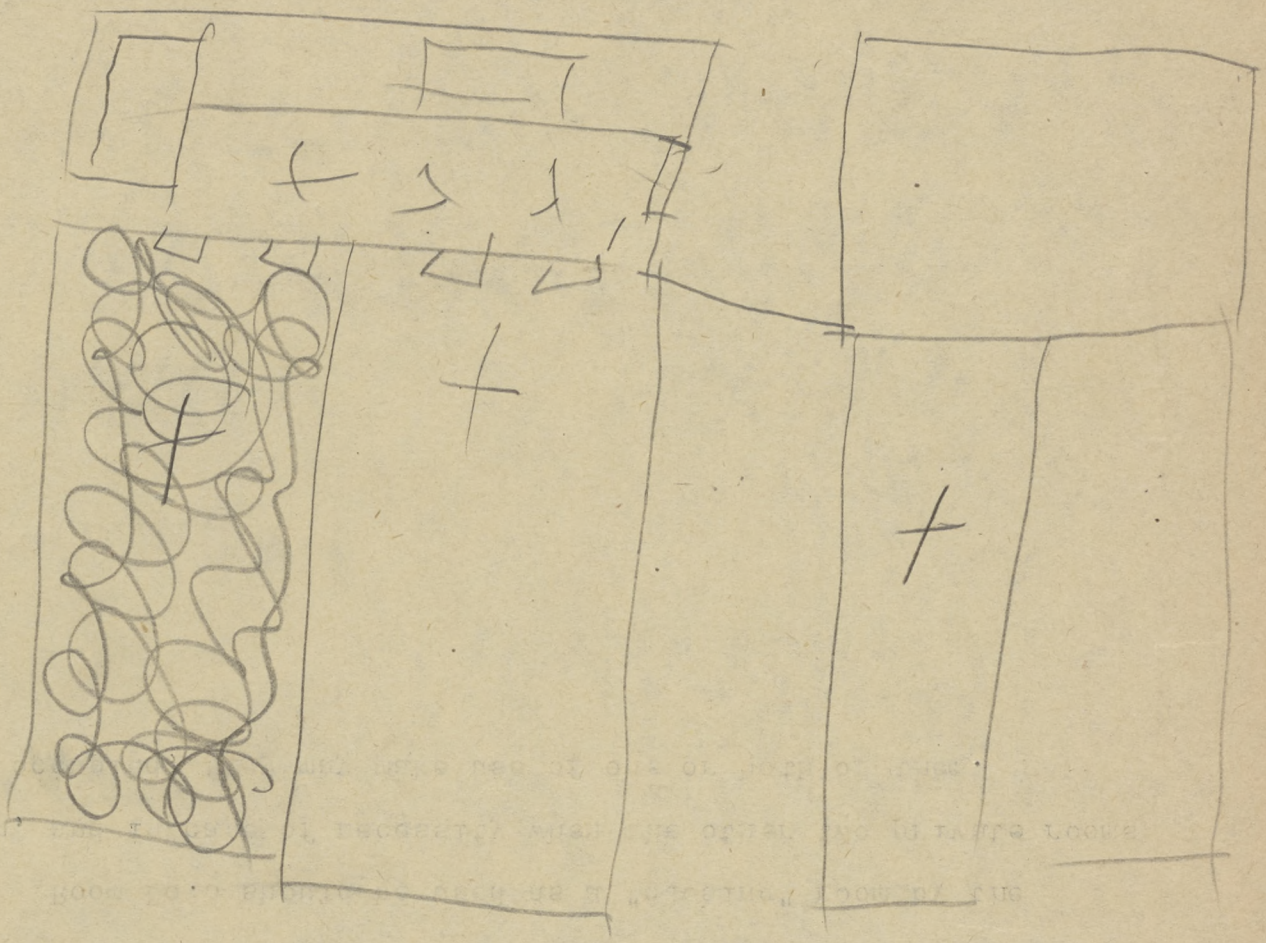
In case property is sold by you in which we have no interest, the commission will be divided between the salesman and the office. It must be understood,however,that this must be in an extreme case only where it is impossible to sell such person our property, and should betaken up with either Mr.Whitsett or Mr.Rankin before closing the deal.

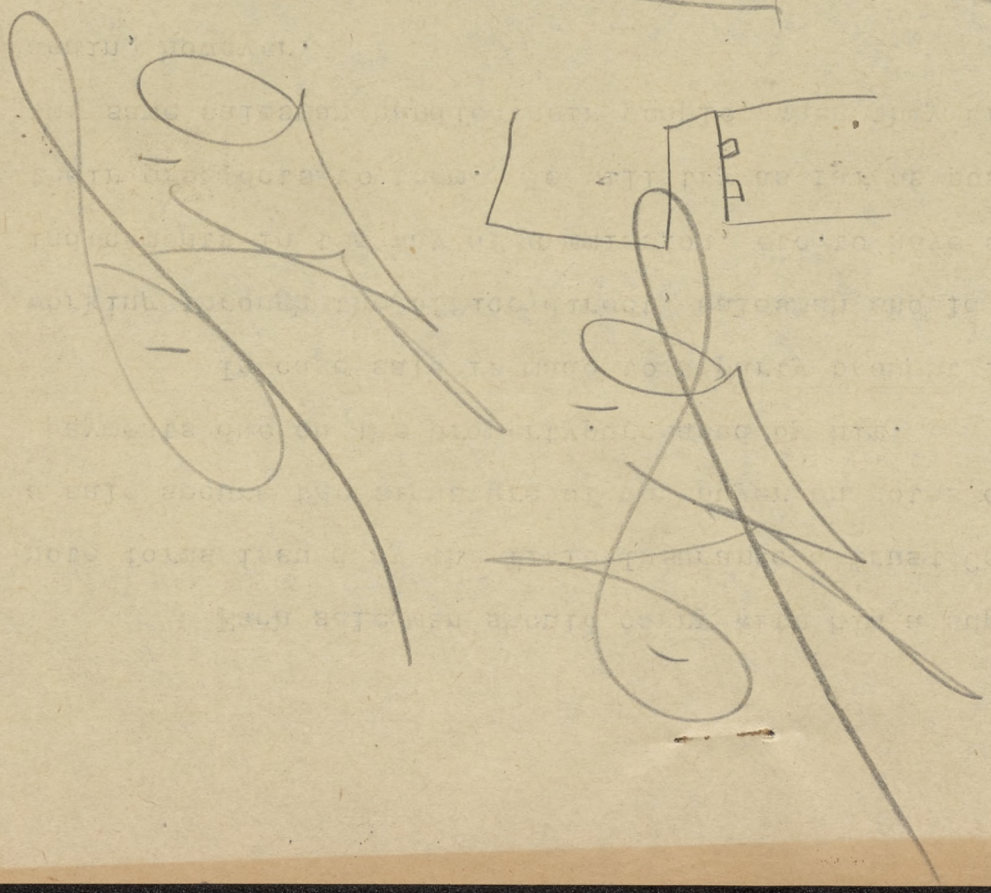
Satisfactory

Each salesman should carry with him a supply of blank note forms issued by the Title Insurance & Trust Co.,and on closing a sale secure the signature of the buyer on notes.covering the full payments due on the propertypurchased by him.

In case sale is made to a party brought in by a solicitor working through the office direct, salesman should not offer any inducements in the way of commission, etc.to have such party bring their prospects to them. We will try as far as possible to have the same salesman handle their people, when they bring them in, again, however.

Room No.3 should be used as a "closing" room by the salesmen, and in case of necessity when the other two private rooms are not occupied, they may make use of one or both of them.





Los Angeles, Cal., April 15, 1914.

To The Honorable Board of Control,
of L.A Suburban Homes Co.,
Los Angeles, California.

Gentlemen:

In explanation of our former letter to your Board requesting that you set aside ten per cent on all sales made in the San Fernando Valley for our use in promoting the Poultry Industry, as well as other necessary development work, and that you advance $1500 per month to cover expenses - said $1500 to be deducted from said ten per cent, and also with the understanding that should you see fit to grant said request, that same may be cancelled at any time by either party should this arrangement prove to be contrary to good business, we herewith submit briefly the policy we expect to pursue.

First. Duplicate, if possible, in various sections the Poultry Industry as developed in North Raymer Acres.

Second. Under the direction of your General Manager, to investigate the possibilities of establishing and encouraging the growing of small fruits, tomatoes and truck gardening, as well as the establishment of canneries. We believe there is an unlimited market for all of these products.

Third. By a consistent series of letters to all of the real estate agents in this and other sections to show the superior advantages that obtain in the valley and the profits to be derived in handling your lands, as we believe the understanding is that selling agents shall receive ten per cent commission.

Fourth. To establish in the Valley central offices where all real estate agents can have the services of experts and automobiles to assist them in showing and selling your lands.

To use our best endeavors in assisting your General Manager in carrying out any activities that you may find necessary to accomplish and promote.

In the matter of any syndicates that may hereafter be promoted, the question as to whether we are entitled to the said ten per cent will be a matter we will leave entirely to your Board, and agree to abide by any decision you may make without question.

You will realize that it is impossible for us to definitely set forth at any length our plans, as conditions in a great measure control, but we wish to go on record as agreeing to use our best efforts to promote, under your direction and control, all things necessary to be accomplished.

Respectfully submitted,

March 16,1914.

Mr.Harry Chandler,V.P.& Asst.Genl.Mgr.,
Times Mirror Co.,
Los Angeles,California.

Dear Sir:

I would appreciate permission to use your name as reference by our Mr.Walton who is going East in answer to several inquiries which we have had relative to the Van Nuys-Lankershim Lands.

Very truly,

WPW-H.

March 17,1914.

Mr. F. W. Berkshire,
Chicago, Ills.

Friend Berkshire:

This will introduce to you Mr.A.B.Walton,who I have requested to call upon you in reference to a $400,000.00 syndicate deal which we are now forming here to take over lots and acreage situated in the Van Nuys-Lankershim 47,000 acres in the San Fernando Valley.

This syndicate would have been over subscribed here the first day had we not insisted that those who helped us in the past be given an opportunity to participate in it. One prominent banker proposed to take a quarter of a million dollars in it, but we restricted the interests to $10,000 each.

To give you an idea of the men going into this proposition, it is only necessary to mention that Harry Chandler,V.P. & Asst.Genl.Mgr.,Los Angeles Times, O.J.Wigdal,President Home Savings Bank, Woolwine V.P.California National Bank, Gen.M.H. Sherman,the Street Railway Magnate, Mr. Stapleton,Genl.Mgr.,St.Paul Railroad, at Dubuque, Ia.,and many other of your acquaintances here are among the number.

Mr.Walton has full data and will explain the proposition to you in detail.

Hoping you may see your way clear to join us in this syndicate, and trusting that we may see you in Los Angeles in the near future, I remain,

Yours truly,

WPW-H.

(D A Y L E T T E R)

Los Angeles, Cal., May 8, 1914.

L.E.Rankin,
Petaluma, California.

Syndicate is now being formed by insiders along Newhall Creek which comes to about sixty thousand dollars. This is one half the price at which it must be sold to the settler. I have gone over the land carefully and believe it to be the easiest property to sell at the full price of anything unsold in the tract, and we cannot afford to let this slip through our fingers, as we should direct the sale of it even if we are unable to participate in the profits that we know can be made here, so try and raise sufficient money so we can control the sale of this piece of property. We have a live salesman here who will give his notes for the deferred payments and says he can sell enough of the property to meet them if we can raise the cash for the down payment for the first quarter, and he is willing to sell the property at a fair commission and divide the profits equally. This matter is liable to be closed any day, so wire us at the earliest moment.

D.W.Batchelor.

319 So.Hill St.

Syndicate is now being formed by insiders along Newhall Creek which comes to about Sixty thousand dollars. This is one half the price at which it must be sold to the settler. I have gone over the land carefully and believe it to be the easiest property to sell at the full price of anything unsold in the tract, and we cannot afford to let this slip through our fingers, as we should direct the sale of it even if we are unable to participate in the profits that we know can be made here, so try and raise sufficient money so we can control the sale of this piece of property. We have a live salesman here who will give his notes for the deferred payments and says he can sell enough of the property to meet them if we can raise the cash for the down payment for the first quarter, and he is willing to sell the property at a fair commission and divide the profits equally. This matter is liable to be closed any day, so wire us at the earliest moment.

D. W. Batchelor

May 15, 1914.

Mr. O. F. Brant, Gen. Mgr.,
Title Ins. & Trust Company,
Los Angeles, California.

Dear Sir:

In following the different leads of thought which present themselves as I plan the ground work for this nation-wide campaign, I readily arrive at the point where I must be unhamp ered in the direction of the sales made by the various agencies that I am trying to affiliate together under my leadership as the strength of the proposition in putting it before the real estate men of the United States must necessarily first be the men behind the enterprise, as the real estate men to whom I will address my communications will be ignorant of the prop- osition itself until such times as they can see the property or until they hear direct from their clients who have seen it. A very large majority of the buyers will be eastern buyers and they will come here with very conservative ideas which they naturally have on account of the eastern values and more particularly at this time on account of the wave of conservatism which is sweeping the whole country.

Now to convince this class of buyers, which I want to

say are the very best in the country because we have tried them out at Van Nuys and elsewhere, it is going to be necessary to show developments in an intensified way. No talk or "hot air" has any effect on this class of buyers, and this is the very class of buyers which are so essential to the success of our proposition for the reason that they not only have sufficient money with which to purchase the land but they have made good elsewhere and have sufficient means to maintain them until they can make good when located in California. Now this class of settlers have been used to making their money from lands ranging in value from $50.00 to $200.00 an acre. You cannot change them from those ideas by what you say. It has of necessity got to be from what you show them, a practical development, no matter on how small a scale so long as the lines are true to mathematical conclusions.

I have looked the Valley over carefully with a view of finding some place where headquarters for this intensified development can be established. If we now had the water from the Owens River Aqueduct there might be other places where this could be done; but unfortunately the lands now owned by the Company are not situated along the boulevard which makes this very doubtful in my mind, as I want only choice boulevard property, well centralized, in order to make this a success, as the demonstration should be where everyone passing by on the street cars and in their autos could see it. But as the Owens River water probably cannot be had for several months and too late for this ocular demonstration which should be commenced at once and in the most accessible place where the fertility of the soil and moist land will produce unerring results, it seems to me imperative on account of the pumping plant, the location, the conditions of soil and unhampered by the ear-marks of failures and objectionable influences which I have been subject to in the past and which have spoiled many sales and greatly reduced my efficiency, and the cross-roads from the State Highway to the County Highway and the large acreage of land unsold around it, which amounts in all to over a million dollars, that this location should be Marian, and I know that if this plan of development can be put into effect there that it will result in quickly disposing of the large amount of unsold land around the townsite. It will build up values faster than anything else in the townsite and prevent many sales from going back, especially in the central and west end of the Tract. It will give us the smaller acreage pieces to meet the present and ever increasing demand of the

real estate men for small tracts of land with water and it will enable me to at once establish an office there with a competent salesman with an automobile who should be able to glean many buyers from the traffic that passes this point. This I shall back up with my other offices and real estate men with autos, both at Los Angeles and Van Nuys, together with many other plans which I am now trying to sift into practical working order. If I did not believe that I could put this plan through to the credit of everyone connected with this proposition I would not undertake it. I am concentrating every energy that I have got to make this plan work to the exclusion of everything else and it does not look unreasonable to me in view of what I have already accomplished in the past that you gentlemen should stand square behind me in this request.

The thing that I am aiming at is nothing short of first selling every piece of property in the San Fernando Valley belonging to the Suburban Homes Company, and next, sell whatever additional properties in the Van Nuys-Lankershim 47,000 acres which your Board may designate and working on this to the exclusion of everything else. I am satisfied, so far as I am personally concerned, to put every dollar that I can rake and scrape from the sales of property which accrue to me from commissions back into this organization and my entire office force, which includes at the present time three autos, two chauffeurs and five experienced men giving their entire time in this enterprise, which will have to be added to from time to time as results accrue from this plan.

Now that is how confident I am that the plan will win, and yet I realize how helpless I will be without the closest harmony can be maintained between this campaign that I am about to start on and the careful, conservative development that is necessary to hold things in shape over the Tract, showing it to be the very best proposition of the kind in the world today. With this done and the intensified development which I have spoken of carried on along careful, conservative, unerring lines, made possible by giving proper discounts along similar lines to what we tried out and proved to be successful at Van Nuys, there can only be one result in my opinion and that is insufficient property at good prices in the San Fernando Valley to meet the demand which will be created.

It will be necessary for me to know at an early date what your decision is in this matter, as this is a crucial point

O.F.B. #4

in my proposition, and in order to make it a success it is necessary for me to know in advance just what I am going to do so that I can line up the different forces in harmony, as there is not a day to lose in getting some of the things started to grow in a small way and a great many other things necessary to make a proper demonstration in order to make a success of this enterprise.

I trust that you will favorably consider this matter so that I can go ahead at Marian at once.

Respectfully yours,

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May 18, 1914.

Mr. O. F. Brant, Gen. Mgr.,
Title Ins. & Trust Co.,
Los Angeles, California.

Dear Sir:

The necessity of doing something at once to show the earning value of high priced lands until the orchards come into bearing is very urgent and not a day should be lost as there are several things which should go in at once and ground should be gotten ready now to plant quite a few things along the latter part of the summer and early Fall, and without we have these things to show in reply to the question, "What can I raise on this land to make interest on my money"?, a great deal of our energy will be wasted and a great deal of money expended in getting the real estate men to bring out their prospects to the San Fernando Valley.
In my opinion the all important thing is to have everything ready to assist them in making the sales on their initial trip, as it is very hard to keep them working without this is done and usually a sale in the first instance to a new real estate concern results in several other sales and fine enthusiasm which is so essential, and without we can show these things that will make it possible to make the sales in the first instance, it will matter not how much money or energy is expended in getting the various real

estate concerns interested in the proposition, so I feel very anxious to have everything done that is possible to do at once to assure the success of this plan, and there seems to be no other practical place to put in this demonstration except at Marian where the soil is garden soil, moist land and water available for immediate needs and the demonstration located there where the conditions are practically the same on over a million dollars of unsold property and where the demonstration to be located elsewhere it would not have the same effect as it would to be in or adjacent to the property which you wish to sell, and a demonstration of this kind elsewhere would simply bring us in competition with lands already sold which would establish values on other lands in which we have no selling interest.

Awaiting your reply to my letter of May 16th, I remain

Yours truly,

_____

BOARD OF CONTROL
VAN NUYS--LANKERSHIM
47,000 ACRES

GEN. H. G. OTIS
PRES. & GEN. MGR. L. A. TIMES
GEN. M. H. SHERMAN
PIONEER OF L. A. ST. RAILWAYS
O. F. BRANT
GEN. MGR. TITLE INS. & TR. CO.
H. J. WHITLEY
BANKER & DEVELOPER
HARRY CHANDLER
V. PRES. L. A. TIMES

HEADQUARTERS
W. P. WHITSETT
319 SOUTH HILL ST., LOS ANGELES, CAL.
PHONES: HOME F-2369; BROADWAY 3525

TRACT OFFICE AT VAN NUYS, CALIFORNIA
CENTER OF THE SAN FERNANDO VALLEY
17 MILES FROM LOS ANGELES OFFICE

RANCHOS INCLUDED

SHEEP RANCHO
7,000 ACRES
KESTER RANCHO
7,000 ACRES
HOME RANCHO
6,200 ACRES
WEST RANCHO
5,000 ACRES
PATTON RANCHO
6,000 ACRES
WORKMAN RANCHO
7,000 ACRES

BANK REFERENCES BY PERMISSION:

FIRST NATIONAL BANK, LOS ANGELES, CAL.
HOME SAVINGS BANK, LOS ANGELES, CAL.
SECURITY TRUST AND SAVINGS BANK, LOS ANGELES, CAL.
NATIONAL BANK OF CALIFORNIA, LOS ANGELES, CAL.
FIRST NATIONAL BANK, VAN NUYS, CAL.

Los Angeles, California, July 11th, 1914.

Mr. H. J. Whitley, Genl. Mgr.,
L. A. Suburban Homes Co.,
Los Angeles, California.

Dear Sir:

I believe I now have worked out the details of a plan fort gettingtogether a selling organization sufficiently large and effective to handle to an advantage all the participants property, as well as the unsold property belonging to the Suburban Homes Company, situated in the San Fernando Valley.

My plan is, to send the enclosed letter, together with tags and slip to all the real estate men in the United States. I have given this plan sufficient trial to satisfy me that it will work successfully during the period of time when the Easterners are coming to California, and especially next year, on account of the Worlds Fair. This plan will also produce effective results among the local real estate men who are not specifically handling property of their own, and get them boosting our properties, and a great many sales will be made, as we have already demonstrated, through the small local realty dealers, as the following concerns have made sales in our tract already since receiving our letters a short time ago: R.E.Ibbettson, Bevis & Lemay, Wm.Farrell, C.F.Brown and Kimlin & Royce. Some of these parties have made several sales, and they all have prospects they are now working on, and there are more than as many more small real estate concerns who have had people out on the property who seem interested, who will undoubtedly be able to close some deals, and whenever one of these new concerns makes a sale and receives a commission, they are active boosters for our proposition and several more sales usually follow.

On account of the large number of real estate concerns throughout the United States, the outlay of getting an organization of this kind together, is necessarily very large, but with sufficient property tied up to justify such an expenditure, I would undertake this on a basis of ten per cent, which would cover all advertising and other expenses, and I believe if all the sales of participants property as well as the remaining property belonging to the Suburban Homes Company could be handled in this way that a strong selling organization of this kind would get for the property more than the twenty per cent which it would cost, in addition to what it would be possible to get were the various individuals to place their property on the market in competition

SECTION OF SHERMAN WAY, THE $500,000 BOULEVARD
BIRDSEYE VIEW OF VAN NUYS—GRAMMAR SCHOOL—SUBURBAN PORCH—HIGH SCHOOL

THREE YEARS' ACHIEVEMENTS
IN THE VAN NUYS--LANKERSHIM 47,000 ACRE TRACT

SIXTY Miles of Boulevards and Improved Streets Built at a Cost of $750,000.

TWO Hundred Miles of Streets Graded. 25 Miles of Telephone Construction.

PACIFIC Electric Railway Built Through Tract at Cost of $550,000.

FIFTY Miles of Ornamental Street Lights Installed at Cost of $100,000.

ONE High School and Two Grammar Schools Costing $220,000.

TWO Banks, Capital $50,000 Each. Two Churches Costing $20,000.

SUBURBAN Homes Built Ranging from $1,000 to $30,000 With a Total Value of $1,000,000.

BUSINESS Blocks and Buildings Erected Costing $250,000.

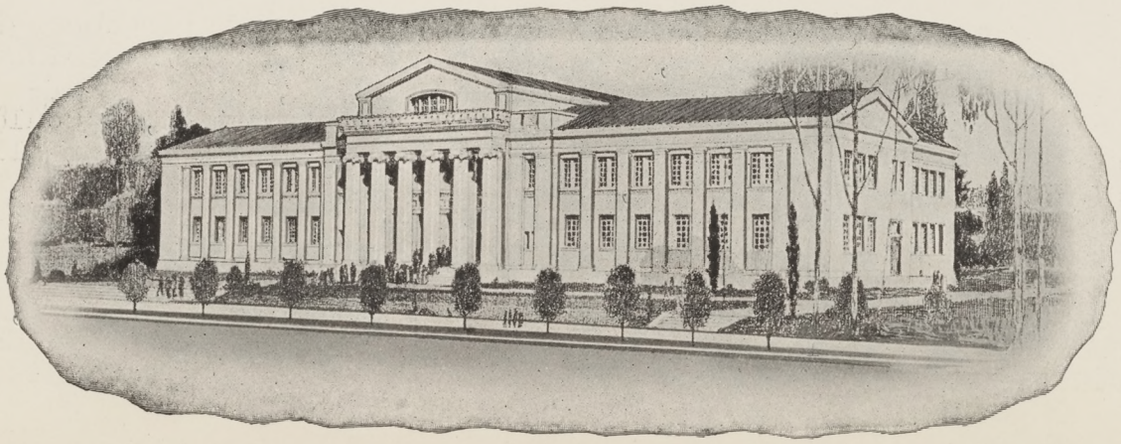
TWO Money Order Post Offices. Rural Mail Service Covering 25 Miles.

FIFTY Miles of Electric Light and Power Construction.

PIPE-ORGAN Factory Established, Representing Investment of $250,000.

OVER One Million Fruit Trees Planted. Two Newspapers. Four Garages.

EXTENSIVE Poultry Industry Scientifically Established Under Direction of Petaluma Experts.



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SECURITY TRUST AND SAVINGS BANK, LOS ANGELES, CAL.
NATIONAL BANK OF CALIFORNIA, LOS ANGELES, CAL.
FIRST NATIONAL BANK, VAN NUYS, CAL.

with each other.

With the water situation definitely settled and proper demonstrations at Marian and Owensmouth to show the Easterner what can be done by intensive farming, together with what has already been accomplished at Van Nuys, the success of this plan would be absolutely assured, because I have demonstrated in the past that these tags which I am sending out, when properly distributed, will get the inquiries from interested people.

Very truly,

(Encs)
WPW-H.

SECTION OF SHERMAN WAY, THE $500,000 BOULEVARD
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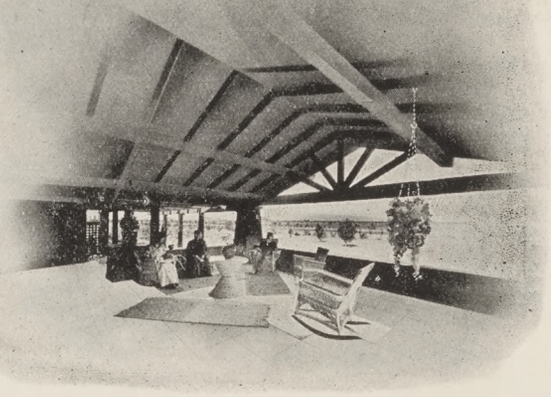
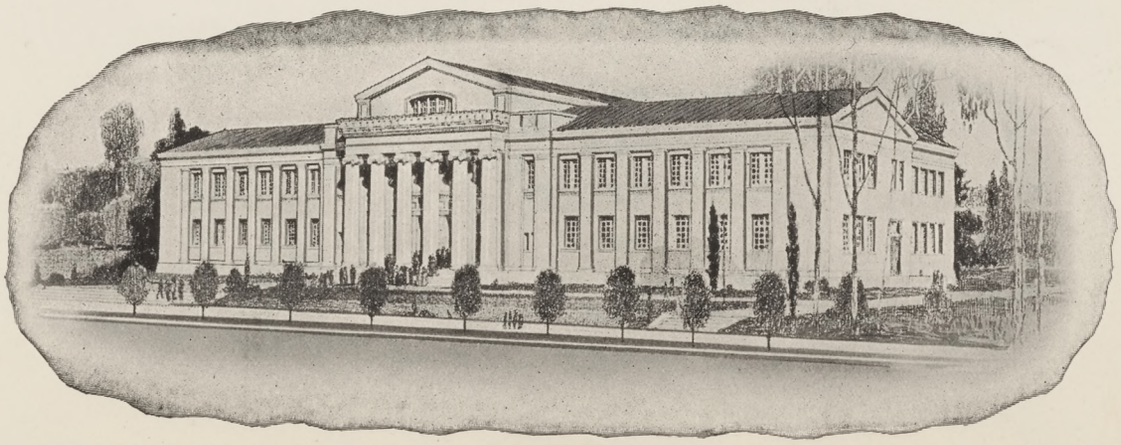




LOS ANGELES SUBURBAN HOMES COMPANY

OF THE HISTORIC SAN FERNANDO VALLEY

OWNERS AND DEVELOPERS
OF THE
VAN NUYS AND LANKERSHIM LANDS

EMBRACING THE FOLLOWING EXTENSIVE RANCHOS:

Sheep Rancho, 7,000 Acres; Kester Rancho, 7,000 Acres; Home Rancho, 6,200 Acres; West Rancho 5,000 Acres Patton Rancho, 6,000 Acres; Workman Ranch, 7,000 Acres; all lying at the Northerly Gates of the City

H. J. WHITLEY, GEN'L MGR.
OFFICE: 1007-1010 TITLE INSURANCE BLDG.
FIFTH AND SPRING STREETS
HOME: 60804 SUNSET: BDWY. 1261

LOS ANGELES, CALIFORNIA. Sept. 16, 1914.

Mr. W. P. Whitsett,
Van Nuys, California.

Dear Mr. Whitsett:

As we are now well along, have made Seventh Street and did considerable work up in the wash north of Van Nuys, have the three streets in Van Nuys leading to the school well under way with granite, have mowed, cut weeds, pruned and fertilized the trees as much as possible with our limited means in the townsite, I have instructed Mr. Neeley not to do anything more in the town of Van Nuys unless with an order coming direct from you. We are now well along and I am cutting out all expense possible.

We will finish grading along the tracks on South and East Sherman Way today. We have also done some grading north of Van Nuys around the bend, and I am pruning the roses along the boulevard, which is a big task, in order to get them to bloom this winter. We are also working in connection with the County on the bridge over Sherman Way.

We have completed our work on Topanga Canyon Drive four miles and are now putting on granite on West Sherman Way out toward the Syndicate land in the thousand acres.

Mr. Hanna has spent considerable time with Mr. Lippincott and others looking after the Reclamation District and can post you, no doubt, as to the exact situation.

I cite those things to show you that I have not neglected anything that I have talked over with you. I hope the people of Van Nuys will form a road district and be able to go ahead themselves.

Respectfully yours,

H. J. Whitley

HJW/CD

Oct. 7-1914

O. F. Brant Gen. Mgr. G. I. & L. Co.
Los Angeles, Cal.

Dear Sir:-

Have just Paid off the $20,000 Loan on My Walnut Lawn Ranch. Will re mortgage same and give Notes on the Purchase of Lots 30-39-43-44 & tract 1000 containing about 160 acres at 300.00 per Acre Int 6%

Very truly

[signature]

124

Copy Times Feb 7th 19

Times

VAN NUYS
Capital
Center
Hub
San Fernando Valley
Dairies
Hogs
Poultry

Investigate the Van Nuys sub-irrigated alfalfa lands. Five large cuttings with one irrigation- abundance of additional cheap irrigation water directly off a 72 inch acqueduct trunk line.

NOW IS THE TIME TO PLANT ALFALFA

80 acre Ranch- suitable for a model Dairy or registered Beef herd.

40 acre Ranch- planted to alfalfa last season- ready for Dairy or Hogs now.

25 acre Ranch- being seeded to alfalfa.

20 acre Ranch- plowed and leveled- ready for bordering for alfalfa.

10 acre Ranch- can be got in shape to seed to alfalfa in a few days.

5 acre Places for Poultry. Plant your alfalfa and order your baby chicks now.

All the above close to Van Nuys and irrigated from Owens River Acqueduct mains in the streets in front of the properties.

MR. FARMER- smudging, fumigating and irrigating may be Greek to you, but if you do your part, cows- Hogs and Poultry will never disappoint you on these Van Nuys sub irrigated alfalfa lands

Situated less than an hours distance by auto truck from

the markets of Los Angeles.

THINK of ten tons of alfalfa grown to the acre- THINK OF THE LOW PRICE OF BARLEY TODAY* THINK of the big inland valleys in California where barley and milo maize can always be bought at a low price during the harvest season. Buy and ship this cheap grain to Van Nuys- store it until you need it and then convert it, with your alfalfa, into MILK -PORK- EGGS.

You can know what it costs to do these things. You can know what ~~it~~ these products bring on our local market.

Our alfalfa growers can prove to you that they produce over ten tons of alfalfa to the acre- per year- and some of them can give you the exact cost- and they will gladly do it. Here is a place you can live and make money in California without taking a chance.

Come out and talk to our dairy-men. Watch the cows milked- see the auto trucks call twice a day for the milk- see the milk checks they are receiving for it. Dairying pays at Van Nuys.

Investigate our Hog industry- interview our producers. There is profit in pork on these Van Nuys alfalfa lands.

Visit our poultry ranches- see them weigh up the feed and gather the eggs. The price they are sold at nets a nice profit. The poultry industry alone will bring in a gross income this year of over a million dollars.

The pioneer work is done- now is the time to start. Van Nuys is the place.

Highly improved and un-improved alfalfa, fruit, bean and vegetable ranches- from one acre up.

Reasonable prices and liberal terms.

W. P. Whitsett- Owner and Developer

Van Nuys Properties,

Van Nuys, Cal. Phone 23.

P. S.

The Van Nuys Chamber of Commerce wishes me to state that they will furnish you with free literature concerning these industries upon written request addressed to "Van Nuys Chamber of Commerce"

Van Nuys, Cal.

-- San Fernando Valley--

40 acre Highly improved country Home place- must be sold at once for cash. 20 acres set to walnut trees- interset with peaches in full bearing. 20 acres in alfalfa- cement irrigating system connected with acqueduct mains. Abundance of cheap water. All fenced. Modern seven room house- hardwood floors- built in effects cellar- furnace- electric water heaters and range- garage with living quarters. Poultry houses and outbuildings. Macadamized Boulevard on one side of this property and concrete highway on the other. A well protected, sightly location, free from winds and dust.

A place to live and to make a living- a Country Estate- Price $32,500.00.

W. P. Whitsett, Van Nuys, California.

Liners

Hog raising- it's profitable at Van Nuys

Proved production from the soil- Van Nuys

Home Farms that make you money- Van Nuys

A town that needs more houses- Van Nuys

W. P. Whitsett- Owner and Developer- Van Nuys

Bungalow 5 acre Farms- Van Nuys

Model Dairies- Van Nuys

There's money in hogs at Van Nuys

The Poultry Center- Van Nuys

Garden Acres- ideal Homeplaces- Van Nuys

Five acre Poultry Ranches- Van Nuys.

Business Chances

VAN NUYS--- An exceptional opportunity to build houses to sell and rent at Van Nuys. Buyers and renters waiting Liberal loans can be procured by experienced builders.

W. P. Whitsett, Owner and Developer,

Van Nuys Properties

Van Nuys, Phone 23.

BOARD OF CONTROL
VAN NUYS--LANKERSHIM
47,000 ACRES

GEN. H. G. OTIS
PRES. & GEN. MGR. L. A. TIMES
GEN. M. H. SHERMAN
PIONEER OF L. A. ST. RAILWAYS
O. F. BRANT
GEN. MGR. TITLE INS. & TR. CO
H. J. WHITLEY
BANKER & DEVELOPER
HARRY CHANDLER
V. PRES. L. A. TIMES

HEADQUARTERS
W. P. WHITSETT
319 SOUTH HILL ST., LOS ANGELES, CAL.
PHONES: HOME F-2369; BROADWAY 3525

TRACT OFFICE AT VAN NUYS, CALIFORNIA
CENTER OF THE SAN FERNANDO VALLEY
17 MILES FROM LOS ANGELES OFFICE

RANCHOS INCLUDED

SHEEP RANCHO
7,000 ACRES
KESTER RANCHO
7,000 ACRES
HOME RANCHO
6,200 ACRES
WEST RANCHO
5,000 ACRES
PATTON RANCHO
6,000 ACRES
WORKMAN RANCHO
7,000 ACRES

BANK REFERENCES BY PERMISSION:

FIRST NATIONAL BANK, LOS ANGELES, CAL.
HOME SAVINGS BANK, LOS ANGELES, CAL.
SECURITY TRUST AND SAVINGS BANK, LOS ANGELES, CAL.
NATIONAL BANK OF CALIFORNIA, LOS ANGELES, CAL.
FIRST NATIONAL BANK, VAN NUYS, CAL.

MR. REAL ESTATE DEALER:

We want to represent you, because we know that you are in a position to get in touch with the buyers, in your locality, and we are in a position to get the best properties in California to sell.

We are now concentrating our efforts on the Van Nuys-Lankershim 47,000 Acre Tract, because it is the best.

Our plan is to make our City Office and our Tract Offices your offices. We sell none of our properties direct, but keep experienced land men, with automobiles, at Van Nuys, to assist you in showing our properties to your clients. All transactions are made through the Title Insurance & Trust Company, and we will give them an order to pay you direct ten per cent commission on all sales of our property, made by you, when at least one-fourth of the purchase price has been paid, and the proper papers signed by the purchaser at the Trust Company, agreeing to pay the balance in one, two and three years at six per cent interest.

If it is impossible for you to accompany the prospective buyer, fill out the enclosed tag of introduction, and when it is presented to us by your client, we will appoint a Real Estate Salesman of ability to represent you, and will instruct the Trust Company to pay him five per cent and mail direct to you, five per cent, in the event of sale by him.

Tracts any size from five acres up: Prices from $250 to $700 per acre; a few surprisingly good ten acre tracts at $250 per acre, well adapted for Fruit and Poultry.

This new plan is meeting with great success. Bring or send in your clients and give it a trial.

Very truly yours,

W. P. WHITSETT.

SECTION OF SHERMAN WAY, THE $500,000 BOULEVARD
BIRDSEYE VIEW OF VAN NUYS—GRAMMAR SCHOOL—SUBURBAN PORCH—HIGH SCHOOL

THREE YEARS' ACHIEVEMENTS
IN THE VAN NUYS--LANKERSHIM 47,000 ACRE TRACT

SIXTY Miles of Boulevards and Improved Streets Built at a Cost of $750,000.

TWO Hundred Miles of Streets Graded. 25 Miles of Telephone Construction.

PACIFIC Electric Railway Built Through Tract at Cost of $550,000.

FIFTY Miles of Ornamental Street Lights Installed at Cost of $100,000.

ONE High School and Two Grammar Schools Costing $220,000.

TWO Banks, Capital $50,000 Each. Two Churches Costing $20,000.

SUBURBAN Homes Built Ranging from $1,000 to $30,000 With a Total Value of $1,000,000.

BUSINESS Blocks and Buildings Erected Costing $250,000.

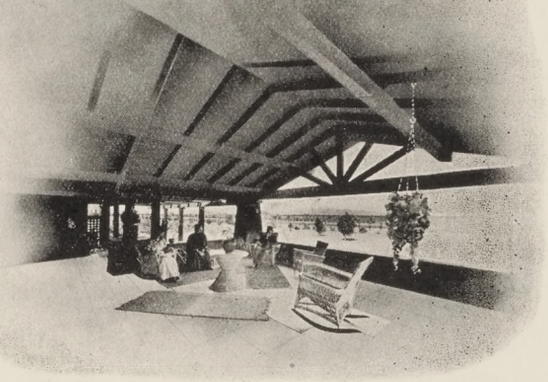
TWO Money Order Post Offices. Rural Mail Service Covering 25 Miles.

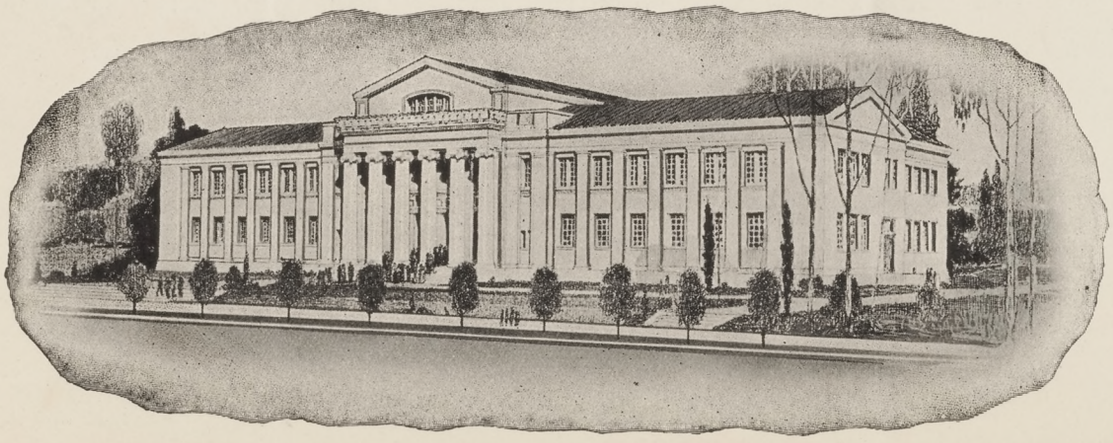
FIFTY Miles of Electric Light and Power Construction.

PIPE-ORGAN Factory Established, Representing Investment of $250,000.

OVER One Million Fruit Trees Planted. Two Newspapers. Four Garages.

EXTENSIVE Poultry Industry Scientifically Established Under Direction of Petaluma Experts.





LOS ANGELES SUBURBAN HOMES COMPANY

OF THE HISTORIC SAN FERNANDO VALLEY

OWNERS AND DEVELOPERS
OF THE
VAN NUYS AND LANKERSHIM LANDS

EMBRACING THE FOLLOWING EXTENSIVE RANCHOS:

Sheep Rancho, 7,000 Acres; Kester Rancho, 7,000 Acres; Home Rancho, 6,200 Acres; West Rancho 5,000 Acres Patton Rancho, 6,000 Acres; Workman Ranch, 7,000 Acres; all lying at the Northerly Gates of the City

H. J. WHITLEY, GEN'L MGR.
OFFICE: 1007-1010 TITLE INSURANCE BLDG.
FIFTH AND SPRING STREETS
HOME: 60804 SUNSET: BDWY. 1261

LOS ANGELES, CALIFORNIA. Jan. 2, 1915.

Mr. W. P. Whitsett,

Van Nuys, California.

Dear Sir:

The regular annual stockholders' meeting of the State Bank of Owensmouth will be held January 12, 1915.

You have no doubt received notice of this but I am again calling your attention to the fact as we would like very much to have you present. However, if you are unable to attend, I will appreciate it very much if you will send in your proxy so that we may have the required amount of stock represented.

Thanking you very much for your attention to this matter, with best wishes for a happy and prosperous 1915, I am

Very respectfully yours,

R. E. Whitley

REW/CD

THE BEAUTIFUL SAN FERNANDO VALLEY AND THE VAN NUYS--LANKERSHIM 47,00 ACRES.

San Fernando valley, lying northwest of Los Angeles, is a rural suburb of that city, its suthern end being only miles from the present city limits. Soon it is expected, a large part of the valley will be consolidated with the city of Los Angeles.

The Mission fathers put the San Fernando valley on the map by foundiing, in 1797, San Fernando mission. The Mission controlled practically all the land in the Valley. The fathers had looked upon it, and found it good.

Later they sold a large part of their holdings to prominent Spaniards Don Andreas Pico secured the Southern part of the valley, and eventually he sold 60,000 acres of it to the Lankershim family. It was then operated as a great grain ranch, run by a corporation with I.N.Van Nuys as manager. Hence the name, "Van Nuys-Lankershim".

In 1910 a syndicate of five prominent Los Angeles business men bought 47,000 acres of these lands, which were thenceforth known as the "Van Nuys-Lankershim 47,000 acres."

The tract was 16 miles long, with an average width of six miles. It included six contiguous ranches. There was one public highway, and the Southern Pacific had built into the tract so as to transport the great crops of hay and grain.

This vast expanse, lying at the gates of a great city with matchless soil, suitable for growing all kinds of fruits and vegetables, with all the natural beautity of a prairies surrounded by mountains, with excellent climatic conditions with an underground supply of water, was now to be transformed into a domain of little farms, and dotted with live, growing young cities; with churches and schools and banks and stores; with beautiful suburban homes and modest bun galow and modern ranch homes; with magnificent flower bordered boulevards, and electric railways.

And this great transformation has been accomplished in three short years, the first townsite and acreage being placed on the market in 1911.

VAN NUYS---OWENSMOUTH

Van Nuys, "The new town that was started right", was the first townsite opened in the Van Nuys-Lankershim 47,000 Acres, occupying one square mile in the eastern part of the tract. It was formally opened as a townsite on Feby 22,1911. Today it has an estimated population of 1500 including the suburbs. It is unincorporated.

Van Nuys has the Southern Pacific steam railway, the Pacific Electric railway, and Good Roads for transportation facilities; both railways have built substantial stations. Sherman Way, the famous illuminated boulevard, passes through Van Nuys.

The business and professional roster of Van Nuys includes one physician, one dentist, one bank, three grocery stores, two dry goods and furnishings store, three garages, one shee metal works, one jewelry store, one bakery, one drug store, one private sanitarium, one electrical supply house, one tailor, one dry cleaning establishment, three real estate offices, postoffice, one pipe organ factory, two restaurants, two blacksmith shops, one feed and grain house, one ice dealer, one auto transfer, three general transfers, one newspaper, one hotel, one moving picture theatre, three rooming houses, two lumber yards, one apartment house, two dairies, one furniture and undertaking establishment, one hardware store, two meat markets, two barber shops, two nurseries and a number of cement, plastering, painting and building contractors.

It has hundreds of homes ranging from the cosy modern bungalow to the suburban mansion costing as high as $30,000.

Owensmouth, the second townsite was opened two years later than Van Nuys. It, too, has experienced a wonderful growth and expansion. It is situated in the extreme western end of the tract, and is the terminus of the Pacific Electric and of Sherman way boulevard, with the Southern Pacific close by.

NOW IS THE TIME

We wish to impress upon you that if you buy acreage in the Van Nuys-Lankershim 47,000 Acres, you will be in a land-cultivating section of several thousand population--people who are working for the same ends that you are; that there is a community of interest and harmony of action that makes for the advancement and betterment of all.

The advantages of living and work ing amid such surroundings and under such inspiration are great. We do not need to explain them. It is this spirit of push and enterprise and co-operation that has made possibe the splendid achievements of the past three years in the San Fernando valley, and particularly in the Van Nuys-Lankershim 47,000 Acres.

Those who buy acreage now will profit through the increase in population and business to be derived from the two great expositions of 1915, which will undoubtedly bring thousands of people and millions of dollars to Southern California to remain permanently .

Another great factor will be the influx of immigration through the Panama canal, soon to be opened. There will be not only a great demand for land, thus increasing values, but for the products of the land.

#

THE WAY TO DO IT

"You say, 'Buy from five to twenty acres in the 47,000 acre Van Nuys --Lankershim tract, and make an income from the start' Is that possible? How can it be done?"

This is one of the questions most frequently asked us. Our answer is ready, and wec stand ready to demonstrate to you not merely that it CAN be done, but that it isactually BEING done; not merely in one instnace but in many.

This is the way .

First secure your acreage; five ten, fifteen twenty, as many as you can handle and operate properly.

Set your acreage to fruit trees. Raise vegetables between the trees while the latter are small.

Raise poultry while waiting for your trees to mature.

You can thus have an income from the start. There is always a good market for poultry and poultry products in Los Angeles, a few miles distant.

Your chickens will earn your living while you are waiting on your fruit trees.

You need not take our word for this. We will show you .

We will take you to hundreds of men and women who have purchased acreage in the van Nuys-Lankershim 47,000 acre tract and the San Fernando Valley, many of them recently from the east, who are pursuing this plan and MAKING GOOD.

We have been urging this plan for three years, and it has been tried, tested and proved to our own satisfaction and to the satisfaction and profit of those who are pursuing it.

The climatic and soil conditions are such that the trees mature very early, insuring returns in the quickest possible time.

You will then have a double source of income.

"You say, 'Buy from five to twenty trees in the AV, and earn $20,000 --Harvesting annual, and make an income from the start! Is that possible? How can it be done?"

This is one of the questions most frequently asked us. Our answer is read, and we stand ready to demonstrate to you not merely that it CAN be done, but that it actually HAS done, not merely in one instance but in many.

This is the way.

Plant ten to twenty, five ten, fifteen trees, as many as you can handle and operate profitably.

At your access to fruit trees. Place vegetables between the trees while the latter are small.

Raise poultry while waiting for your trees to mature.

You can thus have an income from the start. There is always a good market for poultry and eggs. Produce in the meantime, a few miles distant.

Your chicken will be on your living while you are waiting on your fruit trees.

You need do this only once for this. To will show you.

We will take you to hundreds of men and women who have purchased acreage in our Avocado-Timberwalk AV, not more than, many of them re-cent. From the start, we are producing their plan and [illegible] the [illegible].

We have been growing this plan for three years, and it has been tested, tested and proved to our own satisfaction and to the satisfaction and profit of those who are pursuing it.

The climatic and soil conditions are such that the trees mature very early, thereby [illegible] in the quickest possible time.

You will then have a sizable source of income.

Fruit raising and po ultry raising in the Van Nuys--Lankershim 47,000 Acres, represents the ideal in up-todate small farming in Southern California/.

In addtion to the soil and climatic conditions, which leave nothing to be desired, the pers n who raises fruit or chickens in the great acreage tract, has nearly all the advantages, with none off the drawbacks, of modern city life.

They are advantages and facilities which make his property more valuable. They include:

Good Roads, radiating in all directions.

Electric lighting and telephones.

Mail delivery.

Two live young cities within walking distance, ar a few minutes ride.

Stores, schools, churches.

Steam and electric railways, with ample travel and arketing facilities.

A city of more than half a million population from 1o to 2o miles distant, according to location.

A splendid market for products, at top prices.

Good neighbors--the kind that better themselves and their community.

The elimination of uncertainty. The claims made in behalf of the Van Nuys--Lankershim 47,000 acres have all been demonstrated. It is up to the individual.

The combination of a suburban home with the delights, advantages and profits of small-farming and chicken raising.

The old day of distant, desolate, isolated farming has no place in the economy of farming in Southern California.

The whole plan of the Van Nuys--Lankershim 47,000 acres is directed toward givng the home-seeker all the good thing possible to rural life without any of the drawbacks that have turned so amny away from the soil.

If the little farms and chicken ranches of the van Nuys-Lankershim 47,000 acres were in general vogue a generation ago, the questin "Why do boys leave the farm?" would now be of comparative unimportance.

MELONS DO WELL

Melons do exceptionally well in the Van Nuys-Lankershim 47,000 Acres. Climate and soil are both ~~exxxxxxxxx~~ splendidly adapted to raising them

Last year one man, William Campbell, had 26 acres in watermelons. The product brought him between $2700 and $2800. He increased his acreage this season.

Casab melons for several years a favoritie with California people, are growing in popularity ~~exxxxxxxxxx~~ in the east whereever they have been shipped; and they do particularly well here.

All varieties grown in this section have a peculiarly fine flavor. Many growers seek to ripen their crops early in order to realize first-in-the-market prices; and the soil and climatic conditions favor them.

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NEARLY FIFTY MILES OF ILLUMINATED STREETS

There are nearly fifty miles of illuminated streets in the Van Nuys -Lankershim 47,000 Acres, installed at a cost of nearly $100,000.00 Sherman Way, the famous rose-bordered boulevard, is a part of the system. More than 700 electroliers carrying from one to five lights each, were placed. The cost of maintenance is $30,000 a year. No other suburban and small-farming district in the Untied States, has so fine a lighting system The lighting is distributed as follows:

Encino avenue to Van Nuys—3 miles, *65 three-light electroliers.

Van Nuys—1 mile and side streets, 17 three-light, 68 five-light, *60 one-light electroliers.

Van Nuys to Ninth Street—½ mile, 9 three-light.

North Sherman Way—1½ miles, 13 three-light.

Ninth Street to Marian—4¾ miles, 89 three light.

Marian townsite—1 mile, 6 three-light, 34 five-light.

Marian to Owensmouth—2¼ miles, 43 three-light.

Owensmouth—1¼ miles and side streets, 16 three-light, 76 five-light.

Owensmouth to State Highway—2¾ miles, 42 three-light.

State Highway and South Sherman Way—1¾ miles, ***200 three-light.

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February 17, 1917.

Mr. Fielding F. Thayer,
R F D # 4, Battle Creek, Mich.

Dear Sir:-

In this first sentence of my first letter to you, I want you to understand clearly that I have no intention of trying to sell you land by mail. I do not expect you to form a decision as to Van Nuys from the first letter, or from the enclosed literature. In time, after considering all phases of the matter you may find it worth your while to come out here and SEE FOR YOURSELF, and decide, on the ground, whether you want to make your home here.

Van Nuys has been made a community of SUCCESSES. This has been done, just as a farmer determined the quality of his crops, by making sure that we had successful people to start with. We do not want a man to come in here and "try" unless we are sure that he is likely to make a success.

There is a great opportunity here for the right men. That fact is proven by the number of actual successes we have, not only in the poultry line, but in all kinds of farming. And in considering the matter, I want you to bear in mind that the person who lets an opportunity get away from him, for failure to investigate it, is not less foolish than the man who rushes into a proposition without investigating.

Van Nuys is one of the most beautiful and highly developed of the suburbs of Los Angeles. The man who owns a little piece of land here can go into almost any sort of small farming, make a living for himself and family, and enjoy every advantage of Southern California and Los Angeles, and be among neighbors who represent the very best class of progressive, thrifty, intelligent and educated Americans -- SUCCESSES. Poultry raising has made exceptional strides here, but is only one of our opportunities.

Let us have this understanding -- that all I want to do is to get acquainted with you, to furnish you with the information upon which you can form a decision whether it would be worth while for you to come here and investigate for yourself. And I want you to write me again, write me as though I were a friend or relative, living out here, from whom you wanted to learn all about the country. Tell me what you would like to do; tell me what you have in the way of working capital to do with, and I can then very soon tell you what Van Nuys has to offer you. Don't be afraid to ask questions, and do not be afraid to tell me about yourself. The more information I have, the better I can tell you . Yours Truly
L-wpw.

WATER.

The present water supply for domestic and irrigation purposes in the Van Nuys-Lankershim 47,000 acres is from wells pumped at depths ranging from 20 feet near the Los Angeles river and increasing id depth in proportion to the slope of the land, which is about fifty feet to the mile toward the north.

The wells pump from a few inches to as high as 150 inches, according to size and requirements. The pumps are operated by gasoline engines or electric motors.

According to the plans of the Irrigation district now contemplated in the San Fernando valley, to acuire the use of water from the Owens river acqueduct, this territory will be supplied mostly from the Franklin canyon line which runs through the eastern part of the tract, and which is already built. The map contained in this folder, shows the proposed main ditches and laterals.

It is the policy of the city of Los Angeles, which owns the Owens river Acqueduct, to sell the surplus water, amounting to many thousands of inches, only to districts which become a part of the city through annexation. (The flow of the acqueduct amounts to 20,000 inches, and the city is at present using only 2,000 inches.)

Plans are already prepared for a vote on the annexation of the valley, and an election will be held in the near future. It is perfectly safe to say that the vote will be in favor of annexation.

This means a limitless supply of water in a section where many crops are raised to excellent maturity without irrigation.

Van Nuys, Calif Feb. 20, 1917.

Mr. I. H. Shoemaker,
1111 Story Bldg.,
Los Angeles, Calif.

Dear Sir:---

Yours of the 19th inst. at hand and we are herewith sending you a copy of the BUNGALOW FARM EDITION of the Van Nuys News which will give you some interesting and reliable information concerning the actual experiences of our citizens here.

Van Nuys is a modern little city; well fitted to act as a civic center for the San Fernando Valley. Los Angeles proper has just completed a branch city hall here to transact its business throughout the Valley. We have city facilities, electric lights, pressure water, excellent Grade and High Schools (part of the Los Angeles System of Schools) our social advantages are numerous and of the very highest character -- it is an ideal place for the children, and a comforatble and satisfying place for the older people to find contentment.

Our soil here is a deep sandy loam...practically perfect for poultry, alfalfa, all kinds of vegetables, deciduous fruits, and English Walnuts. An abundance of water is supplied at very low rates for both Domestic and Irrigation purposes...delivered in steel mains from the Owens River Aqueduct. The climate is dry with more clear days than one finds in Los Angeles proper, making it healthful, enjoyable, and perfect for the man who likes to spend his time in the open, caring for his garden, his poultry, etc. Van Nuys is a place where we encourage conservative people -- those whom we feel are going to come here with a view of becoming a permanent citizen -- successful -- well satisfied -- and always glad that they selected Van Nuys.

The price of land, in five acre tracts, ranges from $650.00 per acre on our best lands and locations...down to $250.00 per acre on lands less desirable.

Now, Mr. Shoemaker, we feel that you are genuinely interested in finding a place that is well adapted for the successful pursuit of the Poultry Industry, and my advice is for you to come out here, to enable you to look over everything carefully and thoroughly -- you can see what others are doing; what they have to say -- then decide for yourself, if this is the place for you.

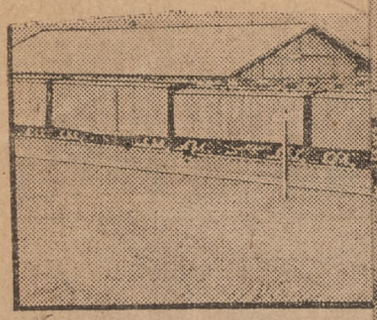
If you will go down to my "Down-town" office at 621 Hollingsworth Bldg., Los Angeles, and meet Mr. Creager; he will be pleased to arrange for your transportation out here, and also let us know when you will be here so we can figure on showing you around.

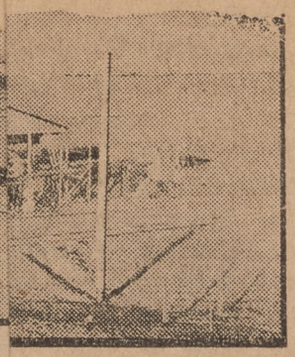
Trusting to have the pleasure of a visit from you in the near future, I remain,

Yours truly

Photographiert am 9. Februar

von 47,000 Acres. Acht
ganze Niederlassung be-
rgelegenen Farmhäusern.





Photographiert am 8. April 191

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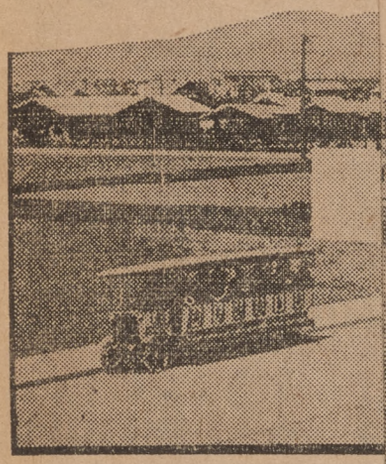

Was vier Jahre in de für Bauen

47,000 Acre Tra

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6 Meilen von Boulevards und ve

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Pacific Bahn durch den Trakt geb Lagen kann jetzt gemacht

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Zwei Hochschulen und drei Elem nen noch von jenen ge-

375,000.

Zwei Banken, Kapital $50,000 j , oder welche dieses ihr

Heimstätten von $1000 bis $30,00

Geschäftsblocks und Gebäude im

Zwei Money Order Postofficen.

50 Meilen von elektrischer Beleu

Orgelfabrik etabliert, mit einer Ka

Mehr als 1,000,000 Fruchtbäume

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men. p4-18

Zu vermieten — Möblierte Zimmer. Vorder-zimmer $12.00, ein anderes $9.00. Näheres **105½ Süd Flower Straße.** p4-18,19,20

Zu vermieten — Möblierte Zimmer; große, saubere Räume, mit oder ohne Küche; $2.00 und $1.75 wöchentlich. 4 Blocks westlich vom Court Hause. **717 Temple Straße.** 4-18

Zu vermieten — Kleines Haus, aus zwei Zimmern und Küche bestehend. — **3204 Ost 3. Str.** p4-17—22

Zu vermieten — Angenehmes, hübsch möbliertes Zimmer mit kleinem Balkon, in einem Privathause. Empfehlungen verlangt. Junge Frau vorgezogen. 2332 Thompson Straße. Phone Home 20275. 4-18—20

Zu vermieten — In Abbottsford Inn, Hope und 8. Straße. $3 per Woche, große, sonnige Zimmer, heißes Wasser, Privat-Telephones, geräumige Lobby. In zu gehender Entfernung. Phones: 4153, Main 6807. 4-18—27

Zu vermieten — Obere und untere 4 Zimmer Flats, modern, reinlich u. sonnig. Gras u. Blumen. Schöne Umgebung. Garage, wenn gewünscht. Tel.: 31039. **No. 118 West Ave. 45.** p4-18

Zu vermieten — Ein großes, möbliertes Vorderzimmer, passend für zwei Personen. Mäßige Miete. **1012 Beacon Str.** Phone Wilshire 4361. 4-16,17,18

Zu vermieten — Sonnige hübsche Zimmer für Haushaltung, mit modernen Bequemlichkeiten, ebenso Schlaf-Porches. Nahebei, in hoher Lage. Home 55303. 4-13,17,18

Zu vermieten — Zwei große, angenehme Zimmer in einem Privatheim; sehr gute Beköstigung; Piano; Garage; gute Lage; in leicht zu gehender Entfernung. **745 West 17. Straße.** Phone: Home 23436. 4-16,17,18

Zu vermieten — Ecke Union Ave. und 18. Straße sehr hübsche untere und obere Flats, modern und ungewöhnlich gut möbliert; zwei Holmes Betten; Schlaf-Porch; $35. Phone West 5733. 4-16,17,18

Zu vermieten — Billige Rente, zu gehende Entfernung — hübsches Zimmer mit Kitchenette. **1137 S. Hope Str.** Phone Home F-3088. 4-16

Zu vermieten — Vier Zimmer modernes unteres Flat, moderne Bequemlichkeiten, billig. **136 Ost 31. Straße.** Phone: Home 22667. 4-16,17,18

Zu vermieten — Großes, sonniges Vorderzimmer, separate Küche; ein sehr großes Apartment; $10 bis $16; nahebei. **1153 S. Hope Straße,** Ecke 12. Tel.: Broadway 7451. 4-16—22

Zu vermieten — Ein oder zwei möblierte Zimmer mit Haushalt-Privilegium; einzelne $8 per Monat, oder zwei $10. Damen vorgezogen. **445½ S. Flower Str.** p4-16,17,18

Zu vermieten — Drei möblierte Zimmer für leichte Haushaltung; Gas, elektrische Beleuchtung und heißes Wasser. Nachzufragen **481 East Avenue 28.** Wegen weiterer Auskunft telephoniere man East 805. 4-16,17,18

Zu vermieten — Apartments, Bungalows und Flats, möbliert und unmöbliert, $8 bis $75 monatlich. **Panama Rental Co.,** 613 Hibernian Bldg. Phone Main 4135. 4-16—18

Zu vermieten — Zwei Flats, eines möbliert, ebenso möblierte Zimmer für leichte Haushaltung. 1400 Bond Straße. Tel.: West 4456. 4-14,18

Zu vermieten — Große, luftige Apartments und einzelne Zimmer. Miete mäßig. Fünf Minuten Wegs von Broadway und 1. Straße. **No. 101 N. Hope Str.** Tel.: 2185. 4-11—71

Zu vermieten — Angenehme, freundliche Zimmer für deutsche Mädchen. **Miß Geisel,** 245 S. Grand Ave. Nehmt Angel Flight Car. Tel.: A-5118. 4-4,11,18,25

Zu vermieten — Sehr große, elegante Zimmer, Privatbad; moderne Bequemlichkeiten; großer Rasen und Hinterhof, $16 bis $20; Beköstigung wenn gewünscht. Leicht zu gehende Entfernung. **1063 Orange Straße,** Ecke Bixel. Phone 55163. 4-11—14

Zu vermieten — Großes Frontzimmer; $10 per Monat, 8 Blocks von Broadway, an West 6. Straße. Privathaus. Tel.: Main 7714. 4-11—17

Zu vermieten — Mojave Bäckerei und Delikassen-Geschäft. Gute Gelegenheit für Mann und Frau. $500.00 bar nötig. Näheres: Box 36, Mojave, Cal. p4-15—24

Zu vermieten — Zwei oder drei zusammenhängende möblierte Zimmer, auch für Office geeignet; Aussicht auf Broad[illegible]cht, 95[illegible] S. Broadwa[illegible]

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Photographiert am 9. Februar 1911.

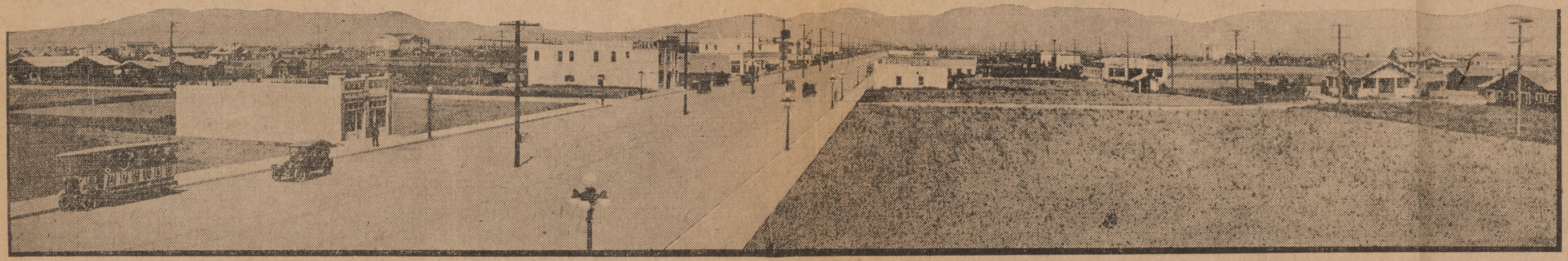
Van Nuys vor 4 Jahren.

Zentrum eines Gerstenfeldes von 47,000 Acres. Acht Meilen Straßenbahn. Die ganze Niederlassung bestand aus 5 weit auseinandergelegenen Farmhäusern.

Photographiert am 8. April 1915.

Van Nuys, wie es heute ist.

Eine Stadt, welche aufsprang, wie durch Aladin's Wunderlampe ins Leben gerufen.



Was vier Jahre in dem Van Nuys-Owensmouth 47,000 Acre Trakt fertig gebracht haben.

6 Meilen von Boulevards und verbesserten Straßen für $750,000 gebaut.
200 Meilen von Straßen nivelliert. 25 Meilen von Telephonleitungen.
Pacific Bahn durch den Trakt gebaut zum Kostenpreise von $550,000.
50 Meilen von ornamentaler Straßenbeleuchtung installiert, für $100,000.
Zwei Hochschulen und drei Elementarschulen errichtet, ungefähre Kosten: 375,000.
Zwei Banken, Kapital $50,000 jede. Drei Kirchen, Baukosten $25,000.
Heimstätten von $1000 bis $30,000 errichtet, im Totalwert von $1,000,000.
Geschäftsblocks und Gebäude im Kostenpreise von $250,000 errichtet.
Zwei Money Order Postofficen. Landpostdienst über 25 Meilen.
50 Meilen von elektrischer Beleuchtungs- und Kraft-Leitung.
Orgelfabrik etabliert, mit einer Kapitalanlage von $250,000.
Mehr als 1,000,000 Fruchtbäume gepflanzt. 2 Zeitungen. 4 Garagen.
Ausgedehnte Geflügelzucht-Industrie unter Leitung von Petaluma Sachverständigen auf wissenschaftlicher Grundlage etabliert. 30,000 Legehennen.
Produkte verkauft durch Cooperative Growers' and Canners' Association.
Autorisiertes Kapital $100,000. Ueberschuß $40,000.

Van Nuys Bungalow Home Tract

240 Acres ebenes Land, angrenzend an Van Nuys, das soeben in schöne Plätze für Bungalow-Heimstätten von je fünf Acres ausgelegt wurde, wird eröffnet am

Samstag, den 29. Mai 1915

Zeitgemäße Verbesserungen sind bereits im Gange, und dieser Trakt wird in derselben hochfeinen Weise in Stand gesetzt werden, wie das umgebende Eigentum im Van Nuys Distrikt.

Die Lage ist ausnehmend prächtig, und gewährt eine entzückende Aussicht über das Tal und die Stadt Van Nuys.

Der Boden ist ein feuchter, sandiger Lehm, dessen Fruchtbarkeit und Produktivität durch die Gärten und Obsthaine auf dem umgebenden Land über alle Zweifel erwiesen ist.

Wir wünschen Ihnen unsere Entwickelungs-Arbeiten zu zeigen und Ihnen eine Gelegenheit zu geben, mit den Leuten, welche hier wohnen, zusammenzutreffen und von diesen die Annehmlichkeiten des Lebens in einem Vorstadt-Heim mit städtischen Bequemlichkeiten kennen zu lernen, wo Sie ein kleines Stück Alfalfa-Land haben und eine Kuh und eine Schar Hühner halten können, Ihre eigenen Früchte, Beeren und Gemüse ziehen und das Leben genießen, mit einem Minimum von Kostenaufwand; oder, wenn es sein muß, dem Beispiel von vielen Andern hier folgen und einen Profit aus der Bearbeitung des Bodens machen.

W. P. WHITSETT

Sunset Phone: Van Nuys 23.

SUBDIVIDER

NB.—Reguläre Kommission an alle reellen Grundeigentums-Agenten.

Van Nuys, California

25 Proz. Rabatt für Bauen

wird auf gewissen Lots für die ersten sieben dort zu errichtenden Bungalow-Heimstätten gegeben.

Vor-Auswahl von diesen begünstigten Lagen kann jetzt gemacht werden und verschiedene Wohnhäuser sind bereits in Angriff genommen. Einige wenige auserlesene Lots können noch von jenen gesichert werden, die sofort zu bauen wünschen, oder welche dieses ihr zukünftiges Heim zu machen beabsichtigen.

Communication - Fahrpreis nach Van Nuys ist 12½c in jeder Richtung.

Freie Transportation.

Gegen Vorzeigung dieses Coupons in der Office von **W. K. Whitsett, Van Nuys, am oder vor dem 1. Mai 1915,** von einem Heimstättensucher oder Besucher von Los Angeles, wird Ihr Fahrpreis von 75c nach Van Nuys und zurück nach Los Angeles Ihnen ersetzt.

Wir haben unsere eigenen Automobils vor dem Van Nuys Development Hauptquartier in Van Nuys, für den freien Gebrauch von Besuchern, die in dieser Entwicklungs-Arbeit interessiert sind. Sie werden die Pacific Electric Cars in Van Nuys erwarten, welche die Hill Str. Station verlassen **um 9:30 und 11:15 vormittags**

Name .....

Adresse .....

Kleine Anzeigen — Classified Advertising

Unter dieser Rubrik werden alle Anzeigen: Verlangt, Gesucht, Zu verkaufen, Zu vertauschen usw. aufgenommen.

Die Rate für diese Anzeigen ist 1 Cent das Wort. Keine Annonce wird angenommen für weniger als 25 Cents.

Wir empfehlen diese Rubrik unseren Lesern und ersuchen dieselben, diese fleißig zu lesen, da oft gute Geschäftsgelegenheiten zu finden sind.

Anzeigen, welche in diesen Spalten Aufnahmen finden, können mit der Post nach dem Geschäftslokal dieser Zeitung, Südostecke Franklin Str. und Nord Broadway, geschickt werden. Man zähle die Worte und lege den nötigen Betrag bei. Personen, welche der Geschäftsleitung bekannt sind, können diese Anzeigen auch telephonisch übermitteln, nur übernimmt die Zeitung dann keine Verantwortung für etwaige Fehler in der Anzeige.

Tel.: Home, A-60685. Sunset, Broadway 832.

Gesucht.

Gesucht. — Ein Deutscher sucht Stellung als Diener, oder für andere Hausarbeit. Hat vorzügliche Zeugnisse. 1019 S. Hill Straße. — **Hermann Sutter.** p4-17,20

Gesucht — Aeltliche Dame, die ein gutes Heim wünscht, kleiner Lohn. Nachzufragen 2650 **Nord Sichel Straße,,** nahe Avenue 26 und Pasadena Ave. Zwei in Familie. p4-16-17

Gesucht — Junges deutsches Mädchen für leichte Hausarbeit in einer kleinen deutschen Familie. Zu melden **1535 West 20. Straße.** Man nehme West Washington Str. Car bis Ellendale Str. p4-11—17

Gesucht — Vorhänge zu waschen, 25c das Paar und höher. **105½ Süd Flower Straße.** p4-18—20

Gesucht — Teilhaber im Kunst-Zement-Geschäft mit nur wenig Kapital. Fachkenntnisse nicht nötig. Offerten erbeten unter Box 91 „Germania". p4-18,20

Gesucht — Ein anständiger junger deutscher Mann, der willens ist, alle vorkommenden Arbeiten auf der Ranch zu tun. Mittelmäßiger Lohn, gutes Heim und gute Behandlung. Adresse: **W. H. Priester,** Lankershim, Cal. p4-14,18

Gesucht — Ein junges Mädchen, ca. 15—16 Jahre, um im Haushalt zu helfen; kann zu Hause schlafen. Sonntags frei. $12 per Monat. **Warmuth,** 1006 East 18. Straße. 4-14—19

Gesucht — Von Deutsch-Amerikaner ein ehrlicher junger Mann, um sich an der Viehzucht zu beteiligen. Muß $750 in jungem Vieh anlegen, welche hinreichend gedeckt sind. Ich habe zwei Farmen, eine im Gebirge, die andere nahe einer großen Creamery. Wegen Auskunft wende man sich nach 435 Marsh-Strong Bldg. an Mr. **Moore.** 4-16,17,18

Stellen-Gesuche.

Stelle gesucht. — Deutscher Ingenieur mittleren Alters sucht Arbeit auf einer Pump-Station oder in Eisfabrik. Zuschriften erbeten unter „Ingenieur" — „Germania". p4-18—25

Stellung gesucht. — Herr in mittleren Jahren, der deutschen, englischen und französischen Sprache mächtig, in allen Kontorarbeiten erfahren, repräsentationsfähig, sucht Stellung in Kontor oder als Checker etc. in Hotel. Gefl. Zuschriften unter A. B. 238½ **Germania.** 3-9tf

Zu verkaufen.

Zu vermieten — Hübsches neues 6 Zimmer-Bungalow im schönen Südwesten, Asphaltierte Straße, die täglich von der Stadt gefegt wird; sanitärer Sewer, zwei Car-Linien. Nahe zu städtischem Park und Schulen. $20. **R. D. List,** 1021 Central Building. Phone: F-1888. 4-16,18

Zu verkaufen — 5 Zimmer Haus, nahe Cafilale Park. Preis $900. Näheres 1056 **Nord Hill Straße.** p4-18

Bezahlt keine Kommissionsgebühr.
Ehe Ihr ein Heim kauft, seht, was „The Real Estate Market" in seinen Büchern hat. Handelt direkt mit den Besitzern. **211 Nord Broadway,** gegenüber Hall of Records. 3-21—4-21

Zu verkaufen — Eine gute Farm, 30 Acres, viel Wasser, gutes Wohnhaus mit 6 Zimmer, Scheunen, Nichtfall für 30 Tiere, Fruchtbäume

Zu verkaufen — 10 Acres, verbessert, gutes Haus, Brunnen, Corrals, alles eingezäunt. $1250, $250 bar, Rest in 8 Jahren. Große Tracts „deeded" Land, $15 per Acre und mehr. Bedingungen. Gute Relinquishments $1.50 per Acre und mehr. **Chas. K. Ong,** Desk D, 522 Chamber of Commerce. Tel.: Broadway 758. p4-18

Zu verkaufen — Großes Haus, Eck-Lot, mit Bäckerei auf dem Grundstück. Nachzufragen bei **E. Reinhardt,** 3412 Kansas Ave. West 5975. p4-17—19

Zu verkaufen. — Ein gut gehendes Restaurant muß wegen Krankheit zum halben Preise verkauft werden. Untersuchen Sie es! Es bezahlt sich. Zu erfragen: **838½ Olive Straße.** Cottage im Garten. p4-16,17-18

Vorstadt - Eigentum.

Zu verkaufen—
4 Acres Boulevard Front.
Mit Orangen bepflanzt. — Leichte Bedingungen.
Weniger als 12 Meilen von Main und 6. Straße, nahe Laden, Postoffice, Schulen usw. Nicht weit von elektrischer Bahn. Prächtiger, reicher Boden, perfekt gelegen, billiges Wasser. 600 Fuß Front an Boulevard. Ideale Umgebung. Preis nur $600 per Acre. Bird leichte Zahlungsbedingungen auf lange Zeit bewilligen.

Chas. F. O'Brien Co.,
315 Marsh-Strong Building.
Phones: Main 3604, F-2729. 4-16,18

Stachelfreier Kaktus.
Ich werde Lots oder Ackerland mit auserlesenem stachelfreiem Kaktus bepflanzen, mit einer Mischung, oder mit Myers, Robusta, Santa Rosa, Fresno, Spezial oder Opaline, ohne irgend welche sofortige Barauslagen für Sie, wenn Sie unbelastetes, freies Eigentum haben. Werde mich auch kontraktlich verpflichten zur Abnahme der Ernte. Schreiben Sie für Einzelheiten. Nur 25 Acres werden auf dieser Grundlage bepflanzt.

W. L. Barnard,
Room 402 Baker-Detwiler Building,
412 West 6. Straße,
Los Angeles.

Apartments, Hotels etc.

Tonisten, Achtung!
Wir müssen unsere leerstehenden Apartments füllen, Apartmenthaus-Besitzer verlangen Mieter und haben den Mietzins um die Hälfte reduziert. Wir werden Auto liefern, um Euch die Plätze ohne Kosten zu zeigen. **Apartment Association,** 412 West 6. Straße, Zimmer 418. Phones F-4080, Main 5698. 4-13—19

Zu verpachten — 80 Acres, geradezu fein, 60 Acres mit gutem Stand Alfalfa, Pumpanlage. Werde Euch dieses auf eine Reihe von Jahren verpachten, mit dem Vorrecht, es zu irgend einer Zeit zu kaufen. Dies ist in dem Porterville Distrikt. Wegen weiterer Auskunft wende man sich persönlich oder schriftlich an **C. J. Crandall,** 404 Pantages Bldg. 4-16

Spezial-Notizen.

Astrologie. — **Prof. John B. Carley,** gibt heute (Sonntag) abend 8 Uhr eine freie Vorlesung in 626 **West 16. Straße.** Thema: „Das Geschick Californiens, wenn die Alliierten gewinnen." Jedermann willkommen. p4-18

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Zu vermieten — Apartments, Bungalows und Flats, möbliert und unmöbliert, $8 bis $75 monatlich. **Panama Rental Co.,** 613 Hibernian Bldg. Phone Main 4135. 4-16—18

Zu vermieten — Zwei Flats, eines möbliert, ebenso möblierte Zimmer für leichte Haushaltung. 1400 Bond Straße. Tel.: West 4456. 4-14,18

Zu vermieten — Große, luftige Apartments und einzelne Zimmer. Miete mäßig. Fünf Minuten Wegs von Broadway und 1. Straße. **No. 101 N. Hope Str.** Tel.: 2185. 4-11—71

Zu vermieten — Angenehme, freundliche Zimmer für deutsche Mädchen. **Miß Geisel,** 245 S. Grand Ave. Nehmt Angel Flight Car. Tel.: A-5118. 4-4,11,18,25

Zu vermieten — Sehr große, elegante Zimmer, Privatbad; moderne Bequemlichkeiten; großer Rasen und Hinterhof, $16 bis $20; Beköstigung wenn gewünscht. Leicht zu gehende Entfernung. **1063 Orange Straße,** Ecke Bixel. Phone 55163. 4-11—14

Zu vermieten — Großes Frontzimmer; $10 per Monat, 8 Blocks von Broadway, an West 6. Straße. Privathaus. Tel.: Main 7714. 4-11—17

Zu vermieten — Mojave Bäckerei und Delikassen-Geschäft. Gute Gelegenheit für Mann und Frau. $500.00 bar nötig. Näheres: Box 36, Mojave, Cal. p4-15—24

Zu vermieten — Zwei oder drei zusammenhängende möblierte Zimmer, auch für Office geeignet; Aussicht auf Broadway. Apotheke, 95 S. Broadway

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Ein orig

Auch i
migen Winter verlagt die prächtigen
feldgrauen Jungens der deutschen Armee nicht ihr sprichwörtlicher Humor.

Hunderte von köstlichen Schnurren und Anekdoten sind bereits von den deutschen und österreichisch-ungarischen Truppen, die gegen die Franzosen, Belgier, Briten, Serben und Russen u. s. w. u. s. w. kämpfen, erzählt worden. Doch das Gelungenste in Bezug auf Humor ist doch ein Witzblatt, das unter den Soldaten in den Schützengräben zirkuliert.

„Le Matin" (amüsant), so liest man auf dem Titel. Aber diese Aufschrift ist auch das einzig französische an dieser Zeitung. Und dann folgt die Erklärung: „Um einem dringenden Bedürfnis abzuhelfen, hat man diesen „Matin" (amüsant) in deutscher Sprache gedruckt, da die jetzt von den deutschen Truppen besetzten Teile Frankreichs und Belgiens nur mit Schmerzen auf das in jenen Distrikten früher weit verbreitete Pariser Blatt verzichteten." Und damit der deutsche „Le Matin" in allen Stücken das natürlich verbotene Pariser Hetz- und Lügen-Blatt ersetze, hat man sich bemüht, den wirklichen „Matin" noch an köstlichen Schwindelnachrichten zu übertreffen. An die feldgrauen Soldaten in den Schützengräben hat man dann in Tausenden und Tausenden von Exemplaren die ulkige Zeitung verteilt. Und wie ich hörte, soll es immer ein wahres Freudenfest sein, wenn eine neue Nummer des deutschen „Matins" eintrifft. Um den erkorenen Vorleser scharen sich dann die guten Jungens, und die Zeitung, die sich wie eine Fastnachtsausgabe liest, wird dann von der ersten bis zur letzten Zeile durchgenommen.

Aber etwas Ulkigeres und Frischeres, als diesen „Matin" (amüsant), der in so unverfrorener Weise die Tatsachen auf den Kopf stellt, gibt es auch gar nicht noch einmal.

Schon das Motto: „Für unbedingte Unwahrheit aller Depeschen leisten jeden Eid: Havas & Reuter," spricht beredt, was die Leser zu erwarten haben. Und so wimmelt es denn auch in dieser Witznummer für die Leute in den Schützengräben nur so von „Fake"-Siegen und renommistischen Prahlereien der famosen Alliirten.

Und dann diese Illustrationen! Der Pariser Eiffelturm mit seiner Vorrichtung zum Abfangen aller deutschen Flugzeuge! Und die Karte des deutschen Reiches, in die zur Erbauung der Franzosen, Engländer u. s. w. u. s. w. alle deutschen Ortschaften speziell eingezeichnet sind, die von den Truppen der Alliirten besetzt wurden. Und

---

durch Ansteckung zugezogen oder angeboren.

Eczema, alte Wunden, Magen-, Leber-, Nieren- u. Blasenkrankheiten.

Empfohlen von Aerzten der Regierung

und von Tausenden, die das Mittel erprobten. Viele Deutsche in Los Angeles wurden dadurch kuriert.

Kein Quecksilber, Potasche oder schädliche Drogen.

Sendet für freie Broschüre.

ALKANO CO., 121½ S. Broadway,
Los Angeles, Cal.
Nicht in Apotheken verkauft.

Deutsches Konsulat in Los Angeles.

Das Geschäfts-Büro des hiesigen Deutschen Konsulats befindet sich jetzt im Zimmer 701 Los Angeles Investment Building, Ecke Broadway und 8. Straße.

Alle Sorten Musik-Instrumente

fabriziert, repariert und verkauft.
Pianos, Violinen und Harfen eine Spezialität.
Kommen Sie zu mir, ehe Sie kaufen.
Instrumentenmacher aus Hannover.

HERMANN WEISSENBORN
F-6776. **527 Ost 12. Straße.**

Germania Loge No. 438 F. & A. M.

Arbeitet unter der Gerichtsbarkeit der Freimaurer - Großloge des Staates Californien.

Montag, den 19. April, abends um 6.30 Uhr: **Dritter Grad.**

Alle Maurer sind freundlichst eingeladen, den Versammlungen der Loge beizuwohnen.

4-16,17,18

Leset die „Kleinen Anzeigen" — einige der vielen offerierten Bargains und Kaufsgelegenheiten werden für Sie und Ihre Freunde von Interesse sein.

Augengläser

Speziell mit Prüfung der Augen..... **$1.**

Sprechstunden von 9—6.

Los Angeles Times Illustrated Weekly

Voll von interessanter, zuverlässiger Auskunft über Californien; Geflügelzucht, Verschönerung von Stadt und Heim, sowie den menschlichen Körper.

Gedichte, Erzählungen, Humoristisches.

Fesselnde Reisebeschreibungen, Beschreibungen von Gegenständen von historischem Wert und andere mit Geschick geschriebene Artikel von allgemeinem Interesse.

Jede Nummer dieses prächtigen Magazins ist von dauerndem Werte.

Mit der Sonntags-Ausgabe der Los Angeles Times, der größten Zeitung der Welt, $3.50 per Jahr; ohne dasselbe, $2.60 per Jahr. Einzelne Exemplare 10 Cents.

The Times-Mirror Company

Herausgeber

Times Building, - - Los Angeles

...ld like to know more about ...ys, either for poultry, or as the site of a beautiful suburban home, call upon or write to W. P. WHITSETT, 621 Hollingsworth Building, Sixth and Hill streets, Los Angeles. Free car tickets are provided for those interested who want to see the community, with agreeable automobile arrangements on the ground. Telephone arrangements may be made. Broadway 2259, Home F2958.

Please send full information about land, poultry and Walnuts. T. O. Belding
P. O. Box 2036, Boston, Mass.

Van Nuys....Calif. Feb. 21, 1917.

Mr. T. O. Belding,
P O Box 2036,
Boston, Mass.

Dear Sir:--

Your request for additional information concerning Van Nuys at hand, and I am herewith inclosing a copy of the BUNGALOW FARM EDITION of the Van Nuys News which will give you some reliable information regarding the experience of some of our citizens.

Van Nuys is a modern little city; well fitted to act as a civic center for the San Fernando Valley. It is one of the leading Suburban-Home sections of the City of Los Angeles of which it is a part... having been annexed to Los Angeles -- we enjoy city facilities; electric lights, pressure water, excellent Grade and High Schools (part of the Los Angeles School System) our social advantages are numerous and of the highest character -- it is a desirable place for the children, and a comfortable and satisfying place for the older people to find contentment.

Our soil here is a deep, sandy loam...practically perfect for poultry, alfalfa, all kinds of vegetables, deciduous fruits, and English Walnuts. An abundance of water is supplied at very low rates for both Domestic and Irrigation purposes. The climate is dry with more clear days than is found in Los Angeles proper, making it healthful, enjoyable, and perfect for the man who wishes to spend much of his time in the open --either in the pursuit of pleasure or enjoyment derived from the successful realization of a plan to unite a combination of profit and pleasure and be assured of good health and a splendid living. This is a place where we encourage the conservative man; one who will come here to stay; become one of our citizens, and take an interest in our welfare. Our building restrictions are based along the lines which make for good improvements, and you will not find an undesirable class of either improvements or neighbors. Your money is safe here, no matter what happens, and where your home and income are secure for the future so that you need not worry about hard times, old age, business risks or any of the things that haunt the man who is living up his income.

The price of land, in five acre tracts, ranges from $650.00 per acre on our best lands and locations...down to $250.00 per acre on lands less desirable.

Now, Mr. Belding, my advice is for you to come here and make a thorough investigation...we will place a reliable man at your service, to enable you to look over everything carefully and thoroughly to see what others are doing; what they have to say -- then decide for yourself if this is the place you desire.

Trusting to have the pleasure of a visit from you in the near future, I remain,

Very truly,

July 23, 1915.

Board of Control,
Los Angeles, Suburban Homes Company,
Los Angeles, Cal.

Dear Sirs:-

If I were to put into writing my feelings at this time, this would be a letter of congratulation to the Board of Control, for the accomplishment of the best laid and executed plans, for the greatest suburban intensive agricultural developement in the world.

I fully understand that great acheivments are accomplished only by thought, determination, work and sacrifice. I am proud of having had an opportunity to contribute the best there was in me to the success of Van Nuys and I believe that success is reflected today in the stability of values over the whole tract and I am well enough acquainted with myself to know that I could not have contributed what I have in energy and enthusiasm, had I not gone into it in a cold, calcu--lating and doubting manner, so I am glad that it was as it is; but the work is only fairly begun.

No one, five, six or a dozen men, devoting all of their experience and energy of a life-time can wash with, Owens River Water, from these fertile acres, all of their hidden possibilities. This should be the harmonius work of all and I would like to continue as one of those workers but I find obstacles, which my ~~experience~~ permitted me to place squarely in my way, namely:

1st --- Overdrawn commission accounts.

2nd --- Overdrawn improvements accounts.

3rd --- Organ Company Bonds.

(Board of Control)

Reasons.

I undertook and did sell through my organization $468,179.50 worth of Van Nuys Lots at 10%, when I should have had 20%, this was an additional profit to Trust 2352 of _____ $46,819.35 , we sold $232,985 at 15%, or an additional profit of 5% or $11,649.05 or a total profit to Trust 2352 of $58,468.80

I estimate that we lost over $500,000 worth of sales to people we interested or brought out here firstand who were afterwards sold by the Janss Company and other parties, acreage just across the boundary lines of the town, at less than 1/2 the price we could offer them acre--age in the town. This lost me between $50,000 and $75,000, but as Trust 2104 paid 20% on these sales, although it was to the wrong parties, I do not even wish to use these facts as an argument here.

First.

Trust 2352 has paid Trust 2104 $550 per acre on 640 acres or about -- --- $350,000 and has paid an additional cash dividend of 238,693.14 and holds for collection 1/2 of unpaid balance, good equities 69,260.76 and 1/2 of unsold lots estim--ated at 1/2 list price 50,000.00

a total of $707,953.90 or $550 per acre on 320 acres and over $1600 per acre on the balance.

To accomplish this I estimate that Van Nuys sales cost me between $30,000 and $40,000 more than I received and it is on that account that my statement of Trust 2352 shows the following overdrafts today.

General sales expense 540.38

(Board of Control)

General Sales Expense	overpaid	$ 540.38
Commissions	overpaid	$1079.69
Advertising	overpaid	$2034.56
		$3654.53

Second.

It is on account of a bill being ~~reduced~~ rendered by Trust 2104 for $10,000 or $12,000, covering a period of years, after all money had been expended on other improvements that we now have an overdraft of $8547.68 in the account and no future chance of available means to do little things that still must be done.

Third.

When the Organ Factory Bonds were endorsed, Sherman Way was lined with empty houses, there was a row of empty stores and 25 or 30 empty houses in Van Nuys. Success was in the balance and it was no time to argue who should come forth and put down their name to start the tide the other way. I did just what I would do again and what anyone has to do, who does anything, go the limit and trust to the future, to save the day.

I think it was a good move, it accomplished it's purpose and is benefiting the whole valley. In my eagerness to do my part I undertook more than I can handle, financially.I loaned $5000 and took Bonds in payment . There has been charged to my personal account in Trust 2352, $18,125 on account of Bonds redeemed, the result is a personal overdraft of $5980.53 with the operations of the Factory hampered with the lack of funds .

Remedies.

Van Nuys, Calif. Feb. 22, 1917.

Mr. Fred C. Blodgett,
22 Lincoln Square,
Worcester, Mass.

Dear Sir:---

Through the courtesy of the Van Nuys Publishing Co. we have been handed your letter of the 15th inst. requesting a map of Van Nuys which we are pleased to inclose herewith, together with a copy of the BUNGALOW FARM EDITION of the Van Nuys News which will give you some interesting information of what we are doing here.

Van Nuys is a modern little city; well fitted to act as a civic center for the San Fernando Valley...the City of Los Angeles of which Van Nuys is a part is just now finishing up a very modern Branch City Hall to take care of its business in the San Fernando Valley. We enjoy city facilities...electric lights, pressure water, excellent Grade and High Schools (part of the Los Angeles School System) our social advantages are numerous and of the very highest character -- it is a desirable place for the children, and a comfortable place for the older people to find contentment.

Our soil here is a deep, sandy loam...practically perfect for poultry, alfalfa, all kinds of vegetables, deciduous fruits, and English Walnuts. An abundance of water is supplied at very low rates for both Domestic and Irrigation purposes. The Climate is dry with more clear and sunny days than in Los Angeles proper, making it healthful, enjoyable, and perfect for the man who wishes to spend much of his time in the open with a view of obtaining a combination that assures one of good health and a splendid living. Our building restirctions are based along lines which make for good improvements, and you will not find an undesirable class of either improvements or neighbors. Your money is safe here, no matter what happens, and here your home and income are secure for the future so that you need not worry about hard times, old age, business risks or any of the things that haunt the man who is living up his income.

The price of land, in five acre tracts, ranges from $650.00 per acre on our best lands and locations...down to $250.00 per acre on lands less desirable.

Now, Mr. Blodgett, if you are interested in finding a desirable location in Southern California, my advice is for you to come here and make a thorough investigation...we will place a reliable man at your service, to enable you to look over everything carefully and thoroughly to see what others are doing; what they have to say -- then decide for yourself if this is the place you desire.

Trusting to have the pleasure of a visit from you in the near future, I remain

Very truly,

(Board of Control)

I have no legal right and am presuming to suggest remedies, but do so knowing that success has been a law unto itself in this proposition with you gentlemen and as every dollar I have received from this propo--sition together with the money I have received from other proposition in which I am interested, has gone back until my equities and holdings estimated on the basis of the ultimate success of this proposition, exceed 1/4 millions, so I am only seeking for a possible way to continue in the future as I have in the past, in submitting the following.

First. An additional sales credit of $3654.53 to cover present overdrafts.

Second. The Van Nuys Water Distribution System to be disposed of at an equitable price, so the proceeds can go back into improvement ac--count to take care of overdraft there and supply a credit to keep things in shape in Van Nuys until there is a general change for the better.

Third. Carry out the suggestion that has been made of prop--erly financing the Organ Factory, by each of the participants taking $5000 in bonds. This would be a great relief to me and I would want to take $5000 and assist in making it a success, which I know can be done with proper financing and an efficient selling organization. Credit my overdraft with $5980.53 which would leave $7144.47 of the $18,125 ad--vanced, after deducting from it what I owe for lots here in Van Nuys, and what I owe on the North Van Nuys Trust I will take in property here in Van Nuys. This would put me in shape to meet my current expenses, while continueing in the work here, which must be done by some one until final

success is achieved.

Yours very truly

WPW/HDR.

827 Chaffee St.
Brooklyn N.Y.

Mr W.P. Whitsett
Van Nuys, California

Sir:

I have been interested in your locality for some time. Van Nuys has been recommended as the ideal spot of California.

I care nothing about the profits in poultry but am looking for a spot I can make a permanent home. I want

of the gospel in your city but after writing he never received a reply. probably he never received my letter.

Now what I am asking you for is, all the information you can give me regarding cost of land, buildings, water rates, taxes, etc.

Are you in the foot hills or low land? Have you any fishing in the vicinity? What is the climate?

I would thank you for all the information you can furnish me as I am determined to come west

but a few acres - 3 or 4
where I can raise a
few chickens, vegetables for
my own use and a place
to keep a cow.

I am not coming
to C. with a fortune but
will have enough to keep
the wolf from the door.

As for a roof over
my head I need but a
small bungalow of 4 or 5
rooms - there being but 2 of
us.

Some time ago I was
recommended to a Miss

and it may be that we can do business.

Very truly yours

E. W. Johnson

827 Chauncey St

Brooklyn

N. Y.

THE DES MOINES CAPITAL.
Des Moines, Iowa.

The Friday Capital
Is The Farmer's
Sunday Paper.

20 words seven days
for $1.00 -- Cash
with Order.

ADVERTISE IN IOWA --- BARGAIN WANT AD BLANK.

This is the time to sell farm lands. Capital readers not only have the inclination to buy now, but the means as well.

20 WORDS--7 DAYS FOR THE PRICE OF 5 -- 2 DAYS FREE.

* * * * * * * * *

It is not necessary that you limit your ad to twenty words. Extra words can be used at the same rate -- the cost deing 5¢ each for the seven days. Displayed ads. $4.20 for the 7 days.

WRITE YOUR AD IN THE SPACE BELOW.

CALIFORNIA LAND.

Free Excursion to California

(Buy from the Owner, Agent's Commissions Pay Your Fare.)

Your fare will be refunded if you purchase 5 acres or more in Van Nuys Bungalow Home Tract, only ¼ mile from Van Nuys, most progressive new town in California, with its rose-bordered electric-lighted boulevards, schools, churches, stores and modern homes. Now a part of city of Los Angeles and center of 87,000 acre irrigation district where millions will soon be expended in a distribution system for Owens river water for irrigation and domestic purposes, making this fertile valley the garden spot of California.

Prices $550 per acre—25 per cent discount for first homes. Cheaper lands in other parts of the district. Give us an opportunity to have you meet successful farmers here now making good in the fruit, sugar beet, bean, berry, vegetable, hog and dairy industry.

Photograph of town and literature on request. W. P. Whitsett, Owner and Subdivider, Van Nuys, Cal.

Read this letter which we received recently from a user of Capital Want ads. What the Capital can do for others it surely can do for you.

Winterset, Iowa. Sept. 9th, 1915.

The Des Moines Capital,
Des Moines, Iowa.
My dear Sir:-

We have sold the 91 acre farm advertised in your paper, so please discontinue and run the below ad for 7 insertions.

Your columns seem to have a charm; everything we advertise sells. Of course we are glad to sell as many farms as we can, but if we continue to use your medium am afraid our bargains will soon be scarce.

Yours respectfully,

J. E. HAMILTON.

Van Nuys, Calif. February 24, 1917.

Mr. E. W. Johnson,
821 Chaffee Street,
Brooklyn, New York.

Dear Sir:---

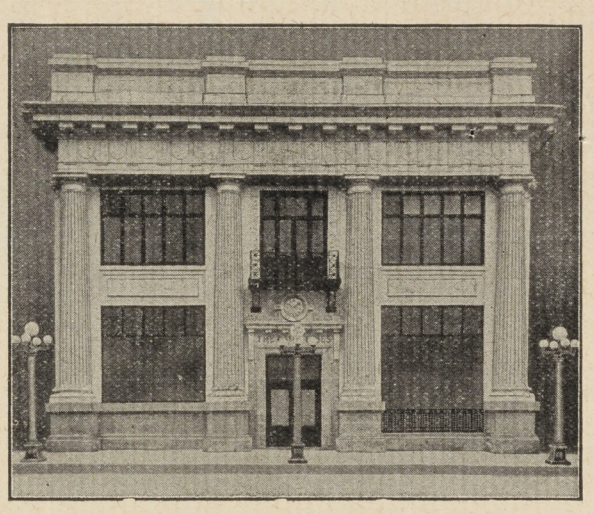
Replying to your letter at hand to-day....we have spent hundreds of thousands of dollars here to make this a HIGHCLASS Suburban-Home community....we have carefully and diligently gone to work with a view of procuring the very best class of people for this new community. A very large majority of the people living here, are people who have won their successes and made their money in the Middle West and East and have come out here on account of our splendid climate and out-door advantages; locating at Van Nuys because they were able to procure a five-acre tract at a nominal price where they could take advantage of our high-class city improvements and facilities which Van Nuys has to offer.

Five acres is the size of ranch which we have found to be the most profitable; as the owners usually platt these tracts out to fruit or English Walnuts -- have an acre or two of alfalfa between the trees -- keep a cow and enough chickens to pay the grocery bill and gasoline for a small car. We have the finest of schools; good churches; and many desirable social advantages.

Now, in regard to fishing....I believe that I can also speak with authority on this subject; as I used to fish in the Allegheny Mountains for trout; Northern Wisconsin formuscollonge; and the lakes of Florida for Black Bass, to say nothing of the Salt Water fis along the inlets of Florida. Van Nuys is less than one hours trip, by Auto, to the Ocean....the Coast from San Diego to San Francisco, a distance of several hundred miles is paralleled with fine cement roads. We have trailers here that we hook on behind our cars which will accommodate very comfortably up to five people: there is a tent that folds down into these trailers which you can set up in two or three minutes, that will give you a good spring bed for two and two cots if needed; together with all the camping equipment that are necessary to insure one a comfortable and enjoyable trip. We just back these trailers off the road onto the beach sand, and have all the advantages of bathing and fishing without being tied to any particular locality....in this way, we can go until we find the kind of salt fishing that we are looking for, and the kind of bathing privileges we enjoy the most. In six hours drive; we can strike the mountain streams with excellent Trout fishing and deer hunting which can not be excelled anywhere. Big Bear Lake which is about seven hours ride from Van Nuys (by Auto) and if you could talk personally with some of the people, or take a trip with some of the people who have been to this locality....you would surely agree with me, that if a better spot for hunting and fishing exists....it has not been found yet, especially the rainbow trout in the Lake, not to mention the Mountain trout which stay more closely to the streams.

The Davenport Times for BIGGER Results!

Your Ad in the Times will Reach Over 25,000 Homes in the Wealthiest Community in Iowa



THE NEW TIMES BUILDING
The Finest Newspaper Home in the West

Published and Circulated Among Wealthy Farmers and Many Well Paid Factory Employes

You will probably receive many letters and circulars from Publishers telling you of the merits of their respective papers and urging you to run this ad clipped below for Real Sure Results.

This, however, would be an expensive experiment, as all papers, even though many may have enormous circulations, could not reach the class of people who are looking for what you have to offer.

THE DAVENPORT (IOWA) TIMES covers Eastern Iowa and Western Illinois, the wealthiest communities of the two states, with over **25,000** sworn daily circulation — nearly one-third more than any other paper in the same field. And The Times is constantly being read both by investors and prosperous factory and working people who are always looking for good investments.

THIS IS WHY THE TIMES CAN GET YOU RESULTS

It is doing it for hundreds of others and can do it for you. A trial will convince you.

This ad will cost you:

Free Excursion to California

(Buy from the Owner, Agent's Commissions Pay Your Fare.)

Your fare will be refunded if you purchase 5 acres or more in Van Nuys Bungalow Home Tract, only ¼ mile from Van Nuys, most progressive new town in California, with its rose-bordered electric-lighted boulevards, schools, churches, stores and modern homes. Now a part of city of Los Angeles and center of 87,000 acre irrigation district where millions will soon be expended in a distribution system for Owens river water for irrigation and domestic purposes, making this fertile valley the garden spot of California.

Prices $550 per acre—25 per cent discount for first homes. Cheaper lands in other parts of the district. Give us an opportunity to have you meet successful farmers here now making good in the fruit, sugar beet, bean, berry, vegetable, hog and dairy industry.

Photograph of town and literature on request. W. P. Whitsett, Owner and Subdivider, Van Nuys, Cal.

One Insertion 1 12 **cents** **For One Week** 6 72 **cents**

Three Insertions 3 36 **cents** **For One Month** 16 00 **cents**

in rent copy from the enclosed, the classified rate is one cent per word each
if inting as one word each, and no ad inserted for less than 15 cents. Or,
y month we will make rate of 10 cents per word—a 25 word ad thus costing
in r ad makes two inches single column or more, it can be inserted at the
6 cents per inch each insertion, flat rate.

Kindly state in answering now many insertions you desire, send copy for your ad and enclose draft, money order or stamps for the amount, as we make no book accounts. Paper containing ad will be sent you.

Send your ad now. Delays are dangerous and a trial will convince you the Times can make good.

Hoping to hear from you by return mail, I am

Yours for Business.

E. P. Adler Publisher.

8-10-15-5m

The Davenport Times for BIGGER Results!

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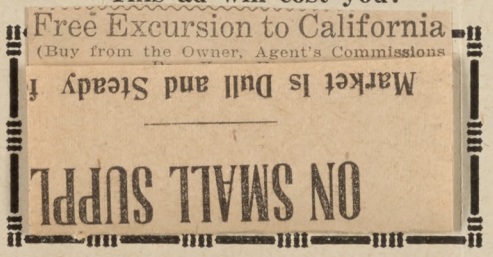
This ad will cost you:


Free Excursion to California
(Buy from the Owner, Agent's Commissions
Market Is Dull and Steady f
ON SMALL SUPPL

One Insertion 1½ **cents** **For One Week** 6 72 **cents**

Three Insertions 3 36 **cents** **For One Month** 16 00 **cents**

If you desire to send different copy from the enclosed, the classified rate is one cent per word each insertion, initials and numbers counting as one word each, and no ad inserted for less than 15 cents. Or, if you will give us an order for a month we will make rate of 10 cents per word—a 25 word ad thus costing you $2.50 for a full month. If your ad makes two inches single column or more, it can be inserted at the inch rate, the charge being only 56 cents per inch each insertion, flat rate.

Kindly state in answering how many insertions you desire, send copy for your ad and enclose draft, money order or stamps for the amount, as we make no book accounts. Paper containing ad will be sent you.

Send your ad now. Delays are dangerous and a trial will convince you the Times can make good.

Hoping to hear from you by return mail, I am

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E. P. Adler Publisher.

8-10-15-5m

Last Fall, four of us went up to Big Bear Lake in a Ford car; leaving here about noon -- arriving there the day before the duck season opened, and that day, we shot twenty-five ducks apiece fully one-half of them being the large ducks, and we also caught forty pounds of Lake Trout and came back home the third day; as we had the limit for both trout and ducks....and both the same day....our trout ranged from two to six pounds each; but they frequently get much larger ones than ours, in these Mountain Lakes during the early spring and Fall....they do not bite as well during the summer. California is certainly the sportsman's Paradise: on account of our good roads which make it accessible to get into our mountains and to the Ocean by Auto with their trailers all seasons of the year.

Then we have fine quail and dove shooting which is great sport out here. This camping life is especially enjoyable here after the first of April; for then we know what every day is going to be like for the next 6 or 7 months; as our winter rains are then over, and we get no more rain until the latter part of October. Our winter climate in Southern California is generally understood as being one of the best in the world...but few people realize how perfectly delightful our summer climate is, and which is in reality the finest part of the whole year; especially for those who are fond of fishing, and hunting, and the outdoor life at the Ocean or the big back country in the Mountains.

Now, you can get a close-in, well located, 5-acre home place here at Van Nuys at $650.00 per acre with a 5% discount for cash, if you wish to pay all cash for the land...or you can get terms of 1/4 cash, and the balance in equal annual payments in 1,2, and 3 years at 6% interest. You can build a very comfortable 5-room bungalow for $1500.00. Another $1,000.00 or $1,500.00 ought to put your place in shape with out-buildings, poultry, cow, alfalfa, and fruit -- so that you could make your living from it; if you wish to do the work yourself, and if not....by proper managing and wise selection of a man to do the work and look after the place, you ought to be able to soon figure out a plan whereby your living in California need not exceed the interest on the investment of such a place; and leave you free to go and come at will...enjoying the climate, scenery and hunting and fishing to your hearts content. The elevation here at Van Nuys is 750' -- our Valley is 20 miles long - 8 miles wide; completely surrounded by mountains. We are 18 miles from the city of Los Angeles and about 12 to 15 miles, as the crow flies, to the Ocean but we have to go round to get through the Pass to the Ocean but soon hope to have a more direct route

I am inclosing you some of our recent literature which deals more especially with the Poultry Industry, but that is only one of our many agricultural pursuits here....but primarily much of this section is devoted to High-class suburban homes for those who have made good elsewhere and are able to come here with sufficient money to enable them to fully enjoy all the advantages which are to be found in this section of California.

CALIFORNIA LAND.

Free Excursion to California

(Buy from the Owner, Agent's Commissions Pay Your Fare.)

Your fare will be refunded if you purchase 5 acres or more in Van Nuys Bungalow Home Tract, only ¼ mile from Van Nuys, most progressive new town in California, with its rose-bordered electric-lighted boulevards, schools, churches, stores and modern homes. Now a part of city of Los Angeles and center of 87,000 acre irrigation district where millions will soon be expended in a distribution system for Owens river water for irrigation and domestic purposes, making this fertile valley the garden spot of California.

Prices $550 per acre—25 per cent discount for first homes. Cheaper lands in other parts of the district. Give us an opportunity to have you meet successful farmers here now making good in the fruit, sugar beet, bean, berry, vegetable, hog and dairy industry.

Photograph of town and literature on request. W. P. Whitsett, Owner and Subdivider, Van Nuys, Cal.

It is published morning, evening and Sunday—twelve issues a week.

It has 85,000 readers every day of the year

It is circulated on 400 rural free delivery routes in Western Iowa.

It was established over half a century ago

It is circulated in the richest and most prosperous territory in the world.

It is the only newspaper published in Council Bluffs, a city of over 35,000 population.

Its circulation in Council Bluffs includes over 80 per cent. of the homes of the city.

It has an exclusive territory—no other daily circulating to any extent in its field.

It has the largest circulation of any newspaper in the United States published in a city of 35,000 people.

It requires nearly one hundred men to produce it, and in addition, fifty-one city carriers to deliver it.

It is one of only four papers in the State having both morning and evening editions.

It will pay you to advertise in it.

THE NONPAREIL

New Nonpareil Co., Publishers

Iowa's Great News and Advertising Medium

CLASSIFIED RATES
1 cent a word, each insertion
$1.00 a line a month
Display—30 cents an inch;
$7.50 an inch by the month

P. H. CLARK,
Business Manager

Council Bluffs, Iowa.

Tuesday
Oct. 5,
1 9 1 5.

Dear Sir:

In an effort to interest new classified advertisers we are making the following special offer. It will be to your advantage to give this careful consideration. This is what it consists of; Send us $4.80 and we will insert this advertisement or one of similar length four Saturday evenings, four Sunday mornings, four Monday evenings and four Tuesday mornings - sixteen editions in all. Sample copies of the morning paper will be sent you free of charge for checking purposes.

You will find the Nonpareil an excellent medium for your purpose, as it is practically without competition in the richest agricultural district in the world. The Nonpareil is more likely to place you in communication with the parties you are looking for than any other medium in this vicinity. May we not have your order? Thanking you, we are,

Yours truly,

M THE DAILY NONPAREIL.

Your combined expense of Taxes and Water on one of these five-acre Suburban-Home places would be somewhere between $5.00 and $10.00 per month...depending upon the improvements and to what extent and purpose you use the water for.

After you have gone over this letter; there will, no doubt, be other matters that you will want information on -- so write me again, I will be very glad to give you what information you desire, so far as I know, and I hope I may have a visit from you when you come to California, as I believe we can be of mutual advantage to each other.

Yours very truly,

WPW:H

Results Count

When you spend money for advertising and don't get Results—*it's money wasted.* Results are what you buy and results are what you get when you advertise in The Des Moines News.

The following advertisers have applied the *acid test* to News advertising and have received *satisfactory results.* Read what they say—THEY KNOW.

Insurance & Loans. Farms & Timber Lands.
C. F. PEAK
Realty Exchange.

Des Moines News. Houston, Mo.
Des Moines, Iowa.
Gentlemen:—Please insert the enclosed ad $5 worth. I get better results from your paper than any others I have ever used. I have averaged a sale an ad. Yours very truly,
C. F. PEAK.

Des Moines, Iowa, Dec. 28, 1914.
Des Moines News.
Gentlemen:—Kindly cancel my ad, farm for rent, that was run yesterday only. I received over forty answers to same and they are still coming in. Your paper is the only one I get results from in Des Moines.
Yours,
U. G. GREEN.
1332 Jefferson St., Des Moines, Iowa.

Truro, Iowa.
Des Moines Daily News.
Please discontinue my ad. It brought me more than ads in other Des Moines papers. Send bill. Yours truly,
W. E. ROBY.

Cumming, Iowa, Dec. 28, 1914.
Editor News.
Sir:—Cancel my ad in your paper for farm help, and oblige. I got a man. Many thanks. Your paper has surely been a help to us.
An Old Subscriber,
WM. ROACH.

We have used The Daily and Sunday News for more than twelve years and have always received good results on Real Estate ads.
Yours very truly,
CENTRAL LAND CO.
Des Moines, Iowa.

We have many other Testimonials similar to these

RATES—(*either Daily or Sunday*) one insertion 6c a line or 72c an inch; 5c a line or 60c an inch, if the ad is ordered for 3 or more times; 7 times for the price of 6—one insertion FREE.

You Have Land to Sell

THE NEWS, at a Very Small Cost Will Place the Following Ad Before More than 30,000 People Who Are *Directly Interested* in Farming

This great army of NEWS readers live outside of Des Moines, along the rural routes or in the smaller towns of Central Iowa and are the

BEST PROSPECTIVE FARM BUYERS IN THE WORLD

Over 95 per cent of them read *no other* daily newspaper. They will not see your ad unless you publish it in their favorite newspaper, The Des Moines News.

No other Iowa Newspaper reaches nearly so many people who would be interested in your farm because no other Iowa Newspaper has as many Regular Subscribers as The News.

Over 200,000 Daily Readers

The largest paid circulation in Iowa is what makes The News Iowa's *best land medium.* Send in a trial order today for either this ad or some other good proposition and see if it is not the connecting link between you and ure deal.

Free Excursion to California

(Buy from the Owner, Agent's Commissions Pay Your Fare.)

Your fare will be refunded if you purchase 5 acres or more in Van Nuys Bungalow Home Tract only ¾ mile from Van Nuys, most progressive new town in California, with its rose-bordered electric-lighted boulevards, schools, churches, stores and modern homes. Now a part of city of Los Angeles and center of 87,000 acre irrigation district where millions will soon be expended in a distribution system for Owens river water for irrigation and domestic purposes, making this fertile valley the garden spot of California.

Prices $550 per acre—25 per cent discount for first homes. Cheaper lands in other parts of the district. Give us an opportunity to have you meet successful farmers here now making good in the fruit, sugar beet, bean, berry, vegetable, hog and dairy industry.

Photograph of town and literature on request. W. P. Whitsett, Owner and Subdivider, Van Nuys, Cal.

This A

or one of equal size or ber of words in The Moines News will cost

(Either Daily or Sunday

$1.62 for 1 Da
4.05 for 3 Da
8.10 for 7 Da

Please run above ad for _____

$_____ enclosed herewith.

Name _____

Address _____

He Lives in Central Iowa—and Is One of the 200,000 Daily Readers of The Des Moines News, Iowa's Best Land Medium

A Buyer For Your Farm

One Who Has the Cash and Wants to Buy

W. P. Whitsett

Van Nuys

Cal

Van Nuys -- Calif. March 27, 1917.

Mrs. P. O. Larson,
1067 East North,
GALESBURG, Ill.

Dear Madam:--

Mr. B. R. Holloway, Pres. of the Poultrymen's Association has very kindly handed me your name and address together with request that we give you some reliable information concerning Van Nuys as a place to live; also what we have to offer in the way of self-supporting places.

Van Nuys is a bustling little city of some three thousand souls situated some eighteen miles from the City of Los Angeles to which it was annexed in 1915. We are the Capital and civic center of the San Fernando Valley which is being settled up very rapidly since the installation of the Owens River Water System which was built at a cost of some thirty millions of dollars and insures us an unlimited supply of water for both Domestic or Irrigation purposes. We have City Facilities; electric lights, pressure water, regular trolley service, excellent Grade and High Schools, and the best of paved roads -- Van Nuys is a desirable place for the children and a place which appeals to the older people who desire a home place combined with plenty of fruit, vegetables, poultry, and cow....all of which does much to assure one of many good things for the table without running to the store for them.

Our soil here is a deep, sandy, fertile loam...which is well adapted for Intensive Farming i.e.small berries, Rhubarb, Asparagus, and practically every vegetable, and Deciduous Fruits. The climate is dry with more clear days than is found in Los Angeles proper....making it healthful, enjoyable, and desirable for the person who wishes to spend much of his time in the open.....about 150 families are right now engaged in the Poultry Industry and from the way they are enlarging their plants, we judge that it pays them quite well.

The price of our best lands is $650.00 per acre, which will give you land within walking distance of Schools, Churches, Stores, Post Office, etc....land which is v ry desirable for Fruit, Intensive Farming, Poultry besides having much real worth from a Residence standpoint.

Now, Mrs. Larson, if you are interested in finding a place in Southern California where conditions are favorable for Poultry...which is well proven....my advice is for you to come here; look overy everything carefully; see what others are doing; what they have to say; then decide for yourself if this is the place for you.

Trusting to have the pleasure of a visit from you in the near future, I remain,

Very truly,

WPW:H

CLASSIFIED ADVERTISEMENTS

2 cents word, first insertion. IF YOU HAVE ANYTHING FOR SALE ADVERTISE IT IN THE TRIBUNE 1 cent word, each additional.

FARM LANDS

MINNESOTA

Central Minnesota

Farms $35 to $75. Wild land $10 up. M. Dunlap, Royalton, Minn. 39

MINNESOTA AND DAKOTA LAND

Bargains in Minnesota and Dakota farm lands at $10 per acre and up. Crop failure unknown. Terms to suit purchaser. Chas. Stannard, 2123 Irving Ave. N., Minneapolis, Minn. 44

SOUTHERN MINNESOTA LAND

For Sale—About 316 and fractional acre well improved farm, one mile north of Adrian, Nobles county, Minnesota. Improvements consisting of 7-room house; horse barn, room for 16 head of horses and about 25 tons of hay, leanto on north side used as granary; hog house; chicken coop; granary; machine sheds; two wells, with abundant supply of good water; cattle shed, with board fence; fenced and cross fenced with 4-inch posts 20 feet apart, three wires. About 10 acres in meadow, 40 acres pasture; about 10 acres house yard and hog yard; four acres grove, balance under cultivation. Premises mortgaged $28,000, due in about nine years, drawing 5½ per cent. interest. Will accept in trade as part payment stock of merchandise worth from $15,000 to $20,000. For further particulars address E. L. S., Box 911, Sioux Falls, S. D. 39

MINNESOTA FARMS

A snap. 80 acres in Steele county, lays fine, good soil, small improvements, fine surroundings, $65 per acre. Write for list. C. Sorteberg, Kenyon, Minn. 38

LAND AGENTS

Wanted—Several good hustling farmers who would sell Cass county land; we have a nice list of our own land that can be sold at from $15 to $40 per acre on easy terms; regular commission allowed. Backus State Bank, Backus, Minn. 4

CORN AND CLOVER LANDS

Otter Tail, Todd, Wadena counties. Good soil, easy terms. Write for list. H. W. Freeman, Wadena, Minn. 34

SOUTHERN MINNESOTA

160-acre farm, well equipped, for sale at $92.00 per acre. If interested, write for particulars. New Richland Land Co., New Richland, Minn. 35

FOR SALE

For Sale—172 acres of Dayton highly improved land only one-half mile to Ivanhoe, Minn. Land is gently rolling, black loam soil with clay subsoil, all fenced, nice grove and small orchard, good well and windmill, large house, barn, granary, hen house and hog house. This is a bargain. Price $15,000 on reasonable terms. For further particulars write, F. R. Kluczny, Ivanhoe, Minn. 37

MINNESOTA FARMS

Improved quarter section, Wilkin county, Minnesota. Good soil, buildings, flowing well, young orchard and grove, half mile from postoffice. A bargain on easy terms. J. I. Larson, Fessenden, N. D. 38

MINNESOTA LANDS

Oklee, Where? In the northwest's most splendid park like prairie; a mixed farming country; raise everything. Low prices. Ed. Vasstrand, Oklee, Minn. 35

MINNESOTA CORN FARM

160 acres, 3 miles from town, 39 miles from Minneapolis. Smooth land, good productive soil, and a complete set of buildings, well and windmill, splendid water. Close to school. Price $75 per acre, on any reasonable terms. This farm will make you a fine home and a first class investment. T. H. Daly, Elk River, Minn. 36

MINNESOTA LANDS

Eighty farms in Cottonwood county, Minn., of all descriptions to suit all people. Write us for lists. N. A. Robinson Land Agency, Windom, Minn. 41

STOCK FARM

A splendid stock farm at a bargain, twenty miles from Minneapolis, close to school, town station; 260 acres good, rich land, free from stone and foul seed; about 160 acres under plow, good loam soil, raises splendid corn, clover, wheat, oats, potatoes and timothy, fine meadow, cuts about 100 tons good hay, good pasture, with plenty wood for fuel, fine, large eight-room house, pretty yard, nice orchard, large basement barn, holds 30 cows, 6 horses and about 60 tons hay, granary, machine shed, corncrib, henhouse and other out buildings, fine water, windmill and tank, will include ten good cows, some young stock, some pigs, three horses, harness, sleds, sulky plow, harrow, cultivator, mower, rake, drill, binder, corn binder, potato digger, hay press, all small tools, flock of hens; price with everything included, $60 per acre, about half cash; no trades considered. Write or come at once. Write for list of good improved farms at low prices. S. A. Carlisle, Wyoming, Minn. 35

HOMESTEAD LOCATED

On the best soil in the state; land is level and free from stone; sufficient lumber for building purposes, etc. No hot winds or crop failures and a natural dairy country. Also land bargains from $5 an acre and up, on easy terms. Own your own farm and be independent. For further particulars write Rullen & Carlton Land Co., Williams, Minn. 41

MINNESOTA FARMS

For Sale—500-acre farm, well improved, 4½ miles from station in southwestern Minnesota at $65 per acre, also have 280 acres well improved, 2½ miles from station in southwestern Minnesota at $55. The soil of both the above farms is of the best, and the prices are about $10 an acre below surrounding values. For further particulars please write B. W. Schouweiler, Fairmont, N. D. 34

MINNESOTA LANDS

In Mower county, Minnesota, near Iowa line. Some choice corn and clover lands, well improved, near town, good water, near creamery, good titles, near schools and churches, R. F. D. mails and rural telephones; low rates of interest; good roads. For further information write C. E. Fairbanks, R 1, Austin, Minn. 36

MINNESOTA FARMS

For Sale—Improved farm, 152½ acres, 6 miles from Springfield station, Brown county, Minnesota; nearly level, good soil, fair buildings, good grove and fine water. Best bargain in southern Minnesota for actual settler. Price $75 per acre, good terms. Also other bargains. New Ulm Land Co., New Ulm, Minn. 42

FOR EXCHANGE

I will exchange a good 400-acre farm near Windom, Minnesota, for a clear quarter or 200 acres and carry balance. Price $125. Describe fully what you have. W. H. Lancelot, Ames, Iowa. 35

MINNESOTA LANDS

"Minnesota's Big Year." We have one of the largest lists of lands for sale of any real estate firm in Minnesota. We want live agents. Send for our illustrated booklet. Brown-Umland Land Company, Elbow Lake, Minn. 42

MINNESOTA LAND

Lyon and Lincoln county, Minnesota, farms. Buy your Minnesota corn land of me and I will save you money. Write and tell me what you want, how much you can pay down, and I will send descriptions of farms that will suit. Farms range in size from 80 acres to 400 acres; prices run from $70 to $115 per acre. Address C. E. Bartlett, Tracy, Minn. 38

WISCONSIN

DRAINED WISCONSIN LAND

Just completed—Drainage of large tract of level black soil; fall six feet per mile. Will sell on easy terms, any size tract. Wisconsin Drained Land Co., Tomah, Wis. 43

WISCONSIN LAND

267 acres, clover belt land, rolling, clay loam soil; lake front; excellent proposition for stock farm. Good roads, markets, telephones. $17 per acre. Hurry. Special, 634 acres Wisconsin dairy land, lake front two sides, all fenced, clay loam soil, improved farms joining at $40 per acre, this tract $15. F. L. Irwin, Spooner, Wis. 36

WISCONSIN FARM

For Sale—Improved 40 acres, $1300; improved 80 acres, $5000; 80 acres, wild, $1000. Write S. H. Williams, Earl, Wis. 44

WISCONSIN LANDS

160 acres, good soil, fine buildings, fully equipped; about thirty-five hundred personal property, including live stock; one mile to depot; write for particulars. 80-acre dairy farm, two and one-half miles from good town, located in midst of dairy section; good soil; if interested write. Ask for our spring list of lands, located in the noted St. Croix and Polk counties, Wisconsin. Interstate Land Co., Glenwood City, Wis. 39

UPPER WISCONSIN LANDS

In Upper Wisconsin we are now selling fine hardwood lands close to a live city, schools, creameries and cheese factories for from $12 to $18 per acre. We also have some splendid improved farm bargains. Liberal terms. Write for lists. McLaughlin Land Co., Merrill, Wis. 43

FOR SALE

For Sale—Improved farms, Oconto county, Wisconsin; with stock and machinery; any size. Prices right. Parisey & Baldwin, Oconto, Wis. 35

WISCONSIN LAND

Why rent when we can sell you a 240-acre farm, level, creek, 35 acres cleared, dense timber, log house, barns, good soil, settlers. $5,000 Hardy & Ryan, Waukesha, Wis. 36

WISCONSIN LAND

For Sale—Timbered 80, with running water; 1¼ miles from Glen Flora, Wis., on Soo line; price $1,600, half cash. B. I. Bliss, Rice Lake, Wis. 40

WISCONSIN LAND

Well improved farms in the old settled St. Croix county, Wisconsin; only 20 miles east of St. Paul. Write for particulars and description. Settergren & Guerkink, Baldwin, Wis. 34

WISCONSIN LANDS

Free list farm lands—St. Croix county, only twenty miles east of Twin Cities on main line of Northwestern railway. A. G. Hilsted, Hersey, Wis. 41

WISCONSIN LAND

Big snap, 240 acres, central Wisconsin, near station, maple land, only $10 per acre. Other larger and smaller bargains. Easy terms. Hardy & Ryan, Waukesha, Wis. 36

SOUTH DAKOTA

SOUTH DAKOTA FARM

For Sale—160 acres of western South Dakota land, 110 acres rolling, of which 5 acres are in alfalfa and 25 acres under cultivation. Will sell cheap. Write for particulars. John Carstensen, Wall, S. D. 37

DAKOTA LAND

For Sale—160 acres, all cultivated, half mile from county seat, $60 per acre, $3,000 down. Send for free list of Eastern South Dakota bargains. Austin Land Co., Clark, S. D. 37

SOUTH DAKOTA LAND

A snap. Several 320 acre homesteads, 5 to 8 miles from town. Address Box 5, Farmingdale, S. D. 38

SOUTH DAKOTA LAND

For Sale—Well improved farm of 400 acres in southeastern part of South Dakota. Easy terms. Might exchange for good quarter. B. E. Adkins, owner, Howard, S. D. 41

SOUTH DAKOTA FARMS

For Sale—Fine eastern South Dakota farms at bargain prices and on easy terms of payment. Now is the time to buy before the 1915 advance takes place. Write for list. Whittemore Land & Investment Co., Estelline, South Dakota. 36

SOUTH DAKOTA LANDS

Going! Going! Gone! Will be your opportunity to get a corn belt farm in Brookings, Deuel or Hamlin counties, South Dakota, below the hundred dollar mark unless you buy soon. Come and let us show you some bargains in improved farms at $75 per acre. Nohlgren & Annis, Estelline, S. D. 40

SOUTH DAKOTA FARM

For Sale—160 acres of western South Dakota land, 110 acres rolling, of which 5 acres are in alfalfa and 25 acres under cultivation. Will sell cheap. Write for particulars. John Carstensen, Wall, S. D. 37

SOUTH DAKOTA FARMS

For Sale—On easy terms and at very reasonable prices, one section farm, well improved; one-half section farm, improved; two quarter section farms, improved; 3 prairie quarters; one-half section prairie; one quarter, partly under cultivation, and one eighty, all prairie; all located in Brule county, in well settled community. P. V. Lenz, Kimball, S. D. 43

NORTH DAKOTA

NORTH DAKOTA FARMS

Don't you want a farm in Cavalier county, the best part of North Dakota? Has been settled 30 years; good deep black soil with clay subsoil; ample rainfall with good crops; a fine alfalfa country; rural telephones and rural delivery of mails; good schools, good water and good roads; can sell you farms of one quarter to one section at $35 to $45 per acre according to location and improvements; terms to suit. I look for a big advance soon in the price of our farms. Don't pay large commissions; it is not necessary. Write me and I will send you list of bargains. C. P. Getchell, Wales, North Dakota. 44p

NORTH DAKOTA LANDS

$300 cash buys 160 acres land 2 miles from railroad in Bowman county. Price $1400. Mortgage $1100, runs 5 years, which purchaser can assume. This snap will not last long. M. H. Derby, owner, Bowman, N. D. 42

NORTH DAKOTA LAND

Thirty fine, partly improved, black soil quarter sections close to Douglas; good schools, churches and markets; write for booklet. W. E. Ehlers, Douglas, N. D. 39

NORTH DAKOTA LANDS

Considering its crop records, Montrail county, North Dakota, has the cheapest lands in the northwest. Write for information and maps to Albert Peterson, Stanley, N. D. $12-25, in parties of five, for return ticket from Sioux City on Great Northern. 40

NORTH DAKOTA LAND

480-acre farm, southeastern North Dakota. Good buildings; black soil. Widow owner, must sell. Only $35 per acre. Easy terms. Address 3225 Pillsbury Ave., Minneapolis, Minn. 42

NORTH DAKOTA LAND

For Sale—Thirty improved farms including half of 1915 crop. Buyer pays one-half of twine, one-half of threshing; small cash payment, balance easy terms. $25 per acre and up. A. C. Wagner, Walhalla, N. D. 43

IOWA

IOWA FARMS

50 farms ranging from 40 to 400 acres; price ranging from $100 to $250 per acre; in Johnson and Linn counties, Iowa; good improvements and terms. Southern and central Minnesota farms; price ranging from $15 to $150 per acre; improved and unimproved. 240-acre farm in Johnson Co., Ia.; good improvements; want one smaller farm, 80 or 120 acres. 200-acre farm for smaller farm in exchange. Garage 40 by 84; two stories high; lower part for garage and workshop; upper part for hall and club room. Garage located on three automobile routes where hundreds of cars pass a day. Garage is clear from incumberances; owner can give good terms. The only garage in town. Good modern houses for sale in Iowa City, North Liberty and Cedar Rapids, Iowa. Come and see me, or write to Julius Kohle, North Liberty, Iowa. 43

FARM FOR SALE

My 88-acre farm joining the town of Alton, Iowa, with excellent set of buildings, is for sale. For prices and terms write J. P. Fritz, Dumont, Minn. 39

NEW YORK

NEW YORK FARMS FOR SALE

The news is spreading like a prairie fire of fertile soil, good climate, splendid markets, friendly neighbors, perfect mecad roads, fine churches, high school and ideal farming conditions of New York state.

62 acres fertile land, good buildings, running water, on state mecad road, R. R., village ½ mile. Price $2500. $500 cash down, $100 yearly, cows if desired.

98-acre farm—15 cows, team, orchard, woods, brook, fair buildings. Price $2500; $500 cash down, $100 yearly.

150-acre farm—Buildings worth $8,000. Price $6,000, $1800 cash down, $200 yearly.

Write for photos. R. R. fare one way to purchaser.—E. Munson, 2426 S. Salina St., Syracuse, N. Y. 35

NEW YORK FARMS

Price gratifies and location satisfies, so forty thousand each week look for my rare bargains that they can depend on. 140 acre farm with 25 cows, team, farm machinery, hens and seed grain. Price $40 per acre. 25 acre farm with 5 cows and hens, price $800. 100 acre farm with 10 cows, team, hens and farm machinery, price $36 per acre. 65 acre farm with buildings worth $4,000, good land, price $3,600. $500 cash. $100 yearly buys any of these farms. Ry. fare paid one way to purchaser. Write for photos. E. Munson, 2426 S. Salina St., Syracuse, N. Y. 38

NEBRASKA

RANCH FOR SALE

Ranch for sale, 3,000 acres, well improved, 500 acres cultivated, 350 acres timothy, mostly level, fenced and cross fenced, creek through pasture, 7-room two-story residence, commodious stable, barns, hog and poultry house. Terms reasonable. Will take bankable paper for part payment. Inquire John F. Krecylk, Lynch, Neb. 37

NEBRASKA FARM

For Sale—A 200-acre farm, good producer and the finest soil. It has good improvements and can all be put under cultivation. There are about 150 acres broken; there are also two large orchards, and farm is rolling, enough slope to it to have good drainage. The farm lays about 4 miles from a good town, 1 mile from school, and in a thrifty community. $105 per acre. For further particulars address Box 66, Maskell, Neb. 42

COLORADO

MR. RENTER OR INVESTOR

Here is your opportunity to buy the best bargain in eastern Colorado, 320 acres in Cheyenne county; good 2-room house, small stable, good well and windmill. 80 acres under cultivation; all can be cultivated; all under fence; price $10 per acre, $500 cash, balance at 6 per cent. H. E. Keeler, 940 17th St., Denver, Colo. 34

COLORADO LANDS

For information on eastern Colorado lands write M. I. Lindsey, Yuma, Colorado. 34

INDIANA

INDIANA CORN LAND

For Sale—In the rapidly developing corn, wheat and blue grass belt of Indiana, 80 acres level, black land, good location and improvements, $6,500. 75 acres, well tiled, fair improvements, $6000. 160 acres, choice location, good improvements, $100 per acre. All on liberal terms. Write for further particulars. Agents wanted. Newtson Bros., Knox, Ind. 39

GEORGIA

GEORGIA LAND

Good Georgia farms for sale; finest climate; grows crops 12 months in the year, fine grain land, wheat, oats, rye, cotton, truck farming, fruits of all kinds, stock raising. Large and small farms $10 per acre up. Send for free list. H. J. Peagler, Butler, Ga. 35

MISSOURI

FARMS FOR SALE

We have many bargains and all sizes of farms to sell. Come and take a look at this country, and if you want a good home for a little money, we have it for you. Col. J. C. Wynkoop, Mountain Valley, Mo. 37

ILLINOIS

ILLINOIS FARM

For Sale—Price low and good terms. 808 acres or portions lying in one body; full cultivation; richest soil in state. All tiled; corn, alfalfa, timothy, clover, blue grass, barley, oats; 7 barns; 6 houses; 2 silos; 600 head livestock; private shipping yards; town site 25 miles from Chicago; freight $10 per car. No trade. Great future. Kirkland, owner, 69 W. Washington St., Chicago, Ill. 36

MICHIGAN

MICHIGAN LAND

For Sale—Farm of 155 acres; 70 acres improved; good soil; excellent location; $40 per acre. Easy terms. Two blocks from depot. Address, Box B, Osceola County Tribune, Sibley, Iowa. 33

FARM LANDS

TEXAS

TEXAS LAND

Spring Valley farms—100,000 acres, Live Oak county, Texas, being colonized. Sold on 20 years' time. On railroad, new town; $40,000 hotel, $25,000 school, $50,000 bank just organized, electric light, waterworks, sewer plants installed, parks, streets, stores, residences, etc., building. Farm land selling fast. Big rush, homeseekers. Twelve tracts sold one week; nine tracts to Illinois colony. Garden spot of Texas, rich, black soil. Big crops, corn, oats, alfalfa, cotton, vegetables, fruits, etc. Ample rainfall; all the year seasons; ideal climate; health resort; 60 miles from gulf; 200 feet elevation. Bank references. Write for literature. Spring Valley Land Co., 705-6 Union National bank, Houston, Texas. 36p

ALABAMA

ALABAMA PRAIRIE

Lime soils, the south's best corn, clover, alfalfa and stock land; $35 to $40 an acre buys land producing both small grain and corn same year; 412 acres improved, bargain at only $20 an acre. Let an Iowa man help you get the best. Write "Secor," Selma, Ala. 36p

Miscellaneous

FOR SALE CHEAP

For Sale—Rubber-tired surrey, almost new. Harm J. Harberts, Sibley, Iowa. 37

HOUSEHOLD FURNITURE

For Sale—Some household furniture, library table, rugs, etc. Call number 293. 35

HOUSEWORK WANTED

Wanted—Position as housekeeper in modern home. Competent. Address S. care of Osceola County Tribune. 35

PONIES AND BULLS

Span Shetlands, well broke, very gentle. Two Shetland colts, one 1 year, other 8 months. Two very fine Holstein bulls, 1 year old. They are beauties. Write or call on owner R. van Zyl, Alton, Iowa. 34

Notice to Farmers

Every man raising horses, cattle, hogs and sheep realizes that a good conditioner, blood purifier and worm expeller is a necessity, and as a breeder of Shorthorn cattle and Duroc Jersey hogs I have heard the remark, "If I knew where I could get such an article I would sure do it." We have it and want your business. Our mixing rooms are open to all, and you can see every ingredient used. A fact we are very proud of and a thing every farmer should appreciate. A trial will mean another order. Independent Remedy Co., Alton, Iowa. John List, Pres. 35

STALLIONS—JACKS

Imported draft stallions; good jacks, $450 up. Time. Illinois Horse Co., Des Moines, Iowa. 36

FOR SALE

For Sale—Pure bred Reed's Yellow Dent seed corn direct from grower. Blue ribbon type. R. K. Stevens, Sidney, Iowa. Route 2. 35

LUMBER FOR SALE

Cottonwood dimension lumber and stove wood. Leland Person, Sibley, Ia. Phone 232-2. tf

FOR SALE

For Sale—Selected B. P. Rock eggs for hatching. Leland Pearson, Sibley, Iowa. tf

FOR SALE

Tobacco in natural leaf at from 10 to 25 cents per pound. Send 35 cents in stamps for samples of three varieties.—Frank Dittbenner, Rt. 3, Franklin, Ky. 35

SEED CORN

Pure bred Wimple's Yellow Dent, pedigreed seed corn. This is a large-eared, deep grain corn and will fully mature in this vicinity and is grown here at home. It has been gathered, dried and stored under ideal conditions. Every ear is carefully selected for type and quality and all stored before frost. I have only a limited supply. If you are not satisfied with the corn you are now growing, or need good seed corn you can make no mistake in planting this corn. It is guaranteed to suit you in every particular or your money back. Write today for free sample, see and test it. Corn planting time will soon be here. $3.00 per bushel. Selected ears in crates or shelled and graded. Sacks free. W. W. Reynolds, Doon, Iowa. 34

OSTEOPATHIC PHYSICIAN

Dr. Chas. D. Ray, osteopathic physician of LeMars, will be in Sibley at the Windsor hotel every Monday and Friday from 9:30 a. m. till 4 p. m. tf

Are You Advertising to Get Results?

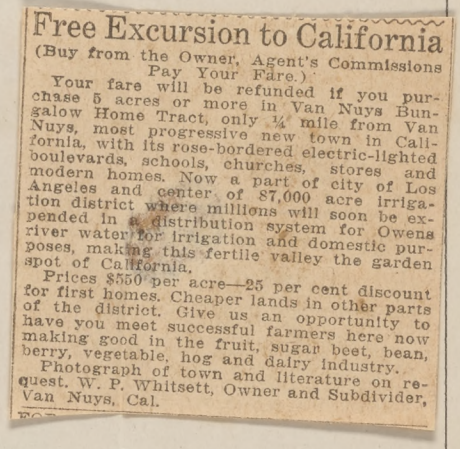
OSCEOLA COUNTY TRIBUNE

THE HOME PAPER OF OSCEOLA COUNTY

7,500 READERS

"Sure," we can hear you say as you read this. Well, that's where we come in. We don't care how many papers you have tried out, or how cheap you have bought space. We know you can get results if you try The Osceola County Tribune. The price is small.

Others have used our Classified Ads to advantage, so why not give them a trial.



Free Excursion to California

(Buy from the Owner, Agent's Commissions Pay Your Fare.)

Your fare will be refunded if you purchase 5 acres or more in Van Nuys Bungalow Home Tract, only ¼ mile from Van Nuys, most progressive new town in California, with its rose-bordered electric-lighted boulevards, schools, churches, stores and modern homes. Now a part of city of Los Angeles and center of 87,000 acre irrigation district where millions will soon be expended in a distribution system for Owens river water for irrigation and domestic purposes, making this fertile valley the garden spot of California.

Prices $550 per acre—25 per cent discount for first homes. Cheaper lands in other parts of the district. Give us an opportunity to have you meet successful farmers here now making good in the fruit, sugar beet, bean, berry, vegetable, hog and dairy industry.

Photograph of town and literature on request. W. P. Whitsett, Owner and Subdivider, Van Nuys, Cal.

We have produced results for hundreds of others who have tried our Classified Pages and we can make good for you.

This adv. will cost you: One Insertion $1.00 Three Insertions $2.00 Each Additional Insertion....

If you desire to send different copy from the enclosed, the classified rate is 1 cent per word for the first insertion, and ½ cent per word for each additional insertion, initials and numbers counted as one word each, and no advt. inserted for less than 25 cents.

Our paper has over 7,500 readers each issue. Most of whom are residents of the towns of Sibley, Ashton, Melvin, Ocheyedan and Harris, and the prosperous farmers on the rural routes surrounding the Osceola county towns. It's the best kind of circulation to produce results for you. Osceola county is one of the richest counties in the northern Iowa corn belt. The younger generation is looking for land elsewhere because this land is too high priced and old settlers invest their surplus money in cheaper lands where prices will increase faster. It is from such territory as this that land buyers come.

Kindly state in answering how many insertions you desire, send copy for your adv., and enclose draft, money order or stamps for the amount as we make no book accounts. Papers containing the adv. will be sent you.

Don't lay this aside now until tomorrow, but answer it today. Delays are dangerous and ours will be the paper which will make good for you.

Here's hoping we hear from you by return mail. You will not regret having given our paper a trial.

Yours very truly,

References:
FIRST NATIONAL BANK
SIBLEY STATE BANK

Osceola County Tribune
SIBLEY, IOWA

J. R. BAHNE
Manager

Special: We Will Run the Above Advertisement Ten Weeks for $ 4.00

(OVER—A page from The Tribune carrying paid advertising from 15 states.)

CAL

CALIFORNIA POULTRY JOURNAL

PUBLISHED MONTHLY

By Poultrymen, For Poultrymen
and the Poultry Industry

~~520 Higgins Building~~ 1051 No. Spring St.

LOS ANGELES CALIFORNIA

N. E. LUCE, EDITOR ~~AND MANAGER~~

March 26,1917.

Mr.B.R.Holloway,
Van Nuys, Cal.

My dear Mr.Holloway:-

I am writing to send you the name and address of --

"MRS.P.O.LARSON, 1067 EAST NORTH,
GALESBURG, ILLINOIS".

This party has written us for name of reliable agent having acreage for sale, as they are intending coming to this state in the near future. - I have written Mrs. Larson, giving your name and address. Kindly have your people send full particulars as we understand from Mrs. Larson their intentions are to engage in the chicken business when located.

Very truly yours,
CALIFORNIA POULTRY JOURNAL,

A. H. Gaarder MGR.

AHG/1.

Van Nuys -- Calif. April 12, 1917.

Mr. Zech Jones,
Box #57--A,
Centralia, Wash.

Dear Sir:--

Your letter of April 4th received and I am pleased to inclose you herewith a copy of the BUNGALOW FARM edition of the Van Nuys News which will give you some very interesting and relaible information concerning the possibilities one may expect at Van Nuys.

Van Nuys is a delightful place to live...being settled with the better class of citizens...people who are sociable, neighborly, successful, and thoroughly satisfied. This is one of the leading Suburban Home sections of the City of Los Angeles.....we have almost all the city facilities -- electric lights, pressure water, excellent grade and High Schools (part of the Los Angeles School System) and the best of paved roads. Our soil is free from Alkali, Hard-pan, or stiff clay: it is very deep, and the fertility is unquestionably, equal to any... being a deep, sandy loam, which makes it ideal for Poultry and has proven to be well adapted for Fruit and Vegetables.

Our plan here is to have people provided with a place which is well located with regard to Residence Restrictions -- yet one that is profitable -- one which gives a person plenty of room to engage in either Fruit Culture or the Poultry Industry; or make a desirable combination of the two.

The price of our best land - in five acre tracts - is now $650.00 per acre which will give you land within walking distance of Schools, Churches, Stores, Post Office, etc.

Now, Mr. Jones, if you are thinking of coming to Sou. California, and are looking for a location where climatic conditions are desirable, and want a place that will be self-supporting...a place where you can make a living and yet be out in the Open...then we want you to visit us and see what we have to offer....meet our citizens, hear what they have to say; see for yourself what they are doing....then decide for yourself if this is the place you are looking for.

Trusting we may have the pleasure of a visit from you in the near future, we remain,

Very truly,

WPW:H

—SUNDAY— TIMES PROOF— SUNDAY— —SUNDAY—

TO THE REAL ESTATE DEALER:

From this on, we shall sell no real estate direct. All sales of our property will be made through reputable real estate dealers.

Let us explain our methods of assisting you to sell ranches, large and small, in the fertile San Fernando Valley. We pay liberal commissions. There is one price to all, everybody is treated alike, and all transactions are handled through the Title Insurance and Trust Company.

Investigate Van Nuys-Lankershim 47,000 acres, where so many big things have been accomplished in so short a time.

See now the San Fernando Valley, where still greater things are being planned for the near future.

LET US HEAR FROM YOU, OR, BETTER STILL, DROP IN AND SEE US.

W. P. WHITSETT

Headquarters 319 S. Hill St., Los Angeles

Broadway 3525 F-2369.

Tract Office, Van Nuys, Cal.

BOARD OF CONTROL,
Los Angeles Suburban Homes Co.,
a/c O. F. Brant,
Gen. Mgr. Title Ins. & Trust Co.,
Los Angeles, Calif.

C O P Y

Van Nuys, Calif.,
May 16, 1917.

Gentlemen:*

In 191[illegible] I paid $20,000.00 cash, and gave you a Note for $117,000.00 and assumed $32,000.00 on a section of land designated on the Los Angeles Suburban Homes Company map as Van Nuys.....you have received in net cash from that transaction, to date, $418,014.46.

There is now a town there that everyone can point to with pride, and through this fact and my advertising: the East end of the Valley has been mostly sold and settled, at prices much more than could have been realized, had Van Nuys been a failure....and the success of Van Nuys is having a beneficial effect on all the land in this tract.

The amount of commission allowed for most of this was 10%; which included advertising and everything, with no allowance on buyers originated and shown $1000.00 an acre land in the Townsite, and afterward sold by your Agents and Participants, lands across the Street and in the vicinity, at $400.00 and $500.00 per acre. You gentlemen are engaged in lines of business that make it possible to know what this service cost. Now in addition to the money I lost on this Selling Agreement, In 1913 when our stores were mostly empty, and empty houses lined the Boulevard, and there were many empty houses throughout Van Nuys ...something had to be done, or the town acknowledged a failure.

To meet this unforseen situation, I gave half of Blocks 70 and 71 in Van Nuys, valued at $17,800. and indorsed the Organ Company Bonds with you gentlemen. Later on, when it became apparent there would be a loss to me from this indorsement; I protested to your General Manager, of the injustice of my having to pay personally; as this indorsement was made, not to sell additional property, but to make good for the whole proposition, and should be paid as you by the Participants.....and I was lead to believe that my indorsement would be taken care of in the same way, as yours, in the final settlement, and in this belief I continued on and established the Poultry Industry and helped to do mar other things that seemed so necessary for the general good.

To keep the Factory running, I signed additional guarantees, and finally I was told that the Factory would have to close unless I would agree t effect a Selling Organization and devote my whole time in the sale of the Fact I entered into such an agreement covering a period of one year, (copy of Agree attached). I devoted my whole energy to the matter, with a view of laying a manent foundation for Business: attracting experienced salesmen, and ultiment selling the Factory.

There was much to counteract. I insisted on those in charge be at the Factory when it started in the mornings; as I could not see how effici ency could be gotten from men without the men in charge of them being "On the After spending months in getting Statements and Photographs from former purcha of Organs, in the name of THE CALIFORNIA ORGAN COMPANY, to offsett the statem that were previously given to Mr. Spencer by the same people, which statement gave him full credit for building all previous Organs, and which Statements w then being used by the American Photo Player Company (with whom he was assci with) to prove their statements, "That the man who had previously been respo for the Organs built by the Company, was now building organs for them, and on representation, they were getting the business which should naturally come to Factory, and so well had this idea been implanted in the minds of Organ buyer it was necessary to get Edward H. Leman here to give two recitals on Organs after Spencer left, as well as private recitals at my own house with leading of the local Guild of Organists present....and to get him to boost the late gan properly, I promised him a commission of 5% if he would assist in sellin Factory to John Austin who seemed to show an interest at that time; and on

(continued on page 2)

We want your cooperation in selling acreage tracts, large and small, in the 47,000 acre Van Nuys-Lankershim Ranch, the cream of the great and fertile San Fernando Valley.

Our subdivision is six miles wide and fifteen miles long and commences within 4-1/2 miles of the city Limits of Los Angeles. It is the largest body of uniformly good land ever known to be subdivided at one time into small acreage tracts so close to a city of this size.

Here are some of the things accomplished in this subdivision in a little over three years:

45 miles of boulevards and improved streets, built at a cost of $750,000.00.

100 miles of streets graded.

Pacific Electric railroad built through tract at cost of $550,000.00.

50 miles of ornamental street lights installed, at a cost of $100,000.00.

Bonds voted for a High School, and two Grammar Schools built, amounting to $220,000.00.

Two banks, with capital of $50,000.00 each.

Two churches built, costing $20,000.00.

Suburban homes built, rangingfrom $1000.00 to $30,000.00, with a total value of over $1,000,000.00.

Business blocks and buildings erected, estimated cost, $100,000.00.

Two Money Order post offices.

25 miles of telephone construction.

(continued from page #1)
.....strength of his glowing reports, we not only lined up the local situation, but Mr. Kemp, Treas. of the Austin Co. came here to investigate our wonderful instruments.

I also visited at my own expense, the principal factories in the United States, with a view of finding a buyer for the Factory; getting in touch with experienced Salesmen, amd making comparisons in efficiency...as I had been repeatedly told, "The Factory was organized along lines to turn out $500,000.00 worth of business, and overhead could not be reduced, or efficiency obtained without that impossible amount of business, and that the Human Machine could not be reduced, as it was the greatest asset." My investigation proved to me, that this was not the case, and I herewith submit copy of my letter under date of May 24, 1916 which accompanied Mr. Creager's Selling Plan...original being handed to Mr. Davis at that time. I submit this copy because statement have been made to the contrary.

Money that should have been available to carry out this Selling Plan, according to agreement with me, was taken to retire Bonds.

My talks of an Efficiency Expert and Auditor was so unpopular, that any co-operation that might have existed between the Sales Manager (Mr. Creager) and the Factory, was absolutely destroyed. About this time, I receive a telegram from Mr. Elliot stating, "John Austin had told him of my conversati with him at their factory at Hartford, Conn." He claimed to have orgainzed th Austin Company, and stated, "He could turn the Factory if it was as represente He seemed to be a Sales Manager, and was then acting in that capacity for Kimba & Co. in New York City, and in order to consummate a deal with him, that would win, I advocated closing the Down-town office which Mr. Davis had long wanted done (because then the inquiries that came for the purchase of the Factory woul reach him through Mr. Streeter instead of reaching me through Mr. Creager) and we were now getting such inquiries right along. I agreed to this knowing how i would end, and let Mr. Davis make all arrangements with Mr. Elliott and absolut ly kept away from the Factory from that date on, in order to see my plans win.

Now, those plans I had for getting the orders, hav won...tha plan I laid for selling the Factory has won, and you gentlement should know, that others had the same opportunities, and spent money enough to do these very thir during the two or three years they were poodeling around, while a local competi was, not only getting their Business, but was getting away with their former re tation to build an Organ; then, Mr. Davis came to me with the statement, that the Factory would have to close unless I would make additional sacrifice of tin and money necessary to organize a Selling Force, and dispose of the Factory.

I do not care who gets the credit for these things, but I do want to say this to you men, after being associated with you for over six years in hardest endeavor of my life: "I know if you will take the time to investigate the facts, that you will put the burden of my loss in the Organ Factory, right where you put your own i.e. on those who have received the benefits - the money and the land, and have paid so poorly for the endeavors and sacrifices that ha been necessary that your great undertaking here in the San Fernando Valley mig be the final success that it now is."

Very truly,

50 miles of Electric Light and Power construction.

$250,000.00 Pipe Organ factory located.

Two Newspapers.

Four Garages.

Extensive Poultry industry scientifically established under the direction of Petaluma experts.

25 miles of Rural Mail Service.

Over 1,000,000 fruit trees planted.

Hundreds of happy homes have been established. Many of the orchards planted by the first settlers will produce this summer. Dozens of Poultry Ranches are making good. All kinds of fruit trees, berries, vegetables, and in fact everything grown in this climate, can now be seen here. It is easy to sell property with all these things to show.

Our tract office at Van Nuys is in charge of experienced men with automobiles, They are familiar with the location of the unsold lands, what they are best adapted for, prices, etc., and ready to extend every courtesy to you and your clients.

We also maintain an office at 319 South Hill Street, Los Angeles, where you are welcome to meet your clients by appointment, and where we will render you all possible assistance.

Liberal commissions paid.

November 24, 1917.

Mr. Harry Chandler,
a/c L. A. Times,

Los Angeles, Calif.

Dear Sir:--

Inclosed find communication from Mr. O. F. Brant; also letter I left with him. I have re-written the first page, simply changing the heading as I thought you would prefer it this way, and would consider it a great favor if you can consistently take the matter up with Mr. Whitley.

Very truly,

WPW:H

P.S. To make the total of this figures correspond with the one I showed you add Organ & assets together with Notes in trust 3148. Which makes the Estimated Net for year 3104 form $200000 yet to be realized form Ben Hur and affiliated trusts.

Sunday Times
May 3/14

Eighty-five Thousand Acres.

BOUNDARIES FIXED FOR SAN FERNANDO DISTRICT.

THE San Fernando Valley district that will be annexed to this city first, according to the plan generally accepted, will consist of 85,000 acres of land. It will include the town of Van Nuys, but will leave out the towns of San Fernando, Burbank and Lankershim, the territory immediately surrounding Burbank, the Mission ranch and most of the Roscoe district.

The extent of the district was determined yesterday afternoon when the San Fernando Valley Water Users Committee, at a meeting in Engineer J. B. Lippincott's office, approved the boundary lines as outlined by Lippincott. The committee is now working on the estimates of cost and expect to have them completed in time for an election next month.

A rough estimate fixes the cost at $30 an acre. On that basis the bond issue to be voted upon when the annexation question is put before the San Fernando voters will be about $2,500,000. The Board of Supervisors will be asked to call an election soon and, if the committee's plans are not interrupted, this election can be held in four to five weeks.

Members of the committee said yesterday that they believe the election will carry by a big majority. The next step will be an election for the people of Los Angeles to vote on annexation and the necessary bonds to build the trunk lines to carry water to the distributing systems that will be built and paid for by San Fernando land owners.

It is the purpose of the committee and of the Los Angeles officials to have water on all the lands in the district in time for next year's irrigating system. In the meantime an effort is being made by many of the land owners to secure some of the water that will be otherwise unused. Chief Engineer Mulholland has been asked to devise some way by which this can be done.

The San Fernando lands that will ultimately be included in the annexation plan will comprise considerably more than 85,000 acres, but the committee has made it an unalterable rule not to include any lands or community where there was any considerable opposition. Those who desired the water and favored the plan devised to give it to them have come in and the district organized on that basis has an area of almost exactly 85,000 acres. Other districts and other towns can come in later, if they desire, but the present action has been taken to avoid delay in spreading water on the lands of those who favor the consolidation plan of securing permanent water rights.

November 22, 1917.

Mr. O. F. Brant,
General Manager,
Title Ins. & Trust Co.,
Los Angeles, Calif.

Dear Sir:--

Referring to Telephone conversation of this morning; anything I may have said concerning an Audit of the Calif. Organ Company was a personal matter between Mr. Davis and myself, and I did not intend it to apply in any way to the Title Insurance & Trust Co., and I regret very much that it was construed in that light.

Very truly,

WPW:H

ANNOUNCEMENT TO THE REAL ESTATE TRADE:

We wish that you may have an opportunity to participate in the profits now being made from the sale of land in the San Fernando Valley, and have established a tract office at Van Nuys, in charge of experienced land salesmen with automobiles, to assist you in showing our properties, for which there will be no charge. These experts are familiar with the unsold land, the prices and what it is best adapted for. They are capable of putting these facts clearly before your clients and know where to take them to have them meet other settlers who are making good along similar lines in that vicinity. This is of very great assistance in selling the conservative buyer who wishes to locate where he can make good without taking the usual chances.

We also maintain a head office at 319 South Hill Street, Los Angeles, where every assistance possible will be rendered by those in charge, and where you can meet your clients by appointment.

There is but one price to everyone on our properties. The conveyances are all made by the Title Insurance & Trust Company and a ten per cent commission paid direct by them, on our orders, to the real estate concerns affecting the sale of our property.

Our tracts of lands range in size from five acres up, and are especially adapted for suburban homes, fruits, berries, vegetables, poultry, etc.

We would be glad to have you bring in a client and try out this plan as [redacted] it is a winner.

Very truly,

WPW-H.

November 24, 1917.

Title Ins. & Trust Co.
a/c R. K. Snow,
Los Angeles, Calif.

TURST #3985.

Dear Sirs:--

Mr. Huntley will arrange to bring in Mr. and Mrs. J. E. Ransford, and Mr. and Mrs. F. A. Hartwell about the matter I spoke to you about yesterday.

I saw Mr. & Mrs. Hartwell this morning and told them, "You thought best way to handle this matter, was for them to come in to the Trust Co. personally."

Mr. Hartwell informed me this morning, that Mr. & Mrs. J. E. Ransford will both sign the note together with Mr. & Mrs. Hartwell. It seems to me that if they do this, we will be able to get the matter absolutely "Bullet-proof", and in granting them this length of time; would certainly want it this way.

I have dictated an agreement and they will bring that down there, and Mr. Huntly will sign it for me, and you can get every thing closed up, subject to investigation, and hold that open until my return when I want to confer further with you.

If we can do this in this way, it will put this Trust #3985 in A^{-1} shape and that is what I am trying so hard to do.

Very truly,

W:W:H

MR REAL ESTATE DEALER:

From this on, we shall sell no resl estate direct. All sales of our property will be made through reputable real estate agents.

We wish to explain our methods of assisting you to sell ranches, large and small, in the fertile San Fernando Valley. We pay liberal commissions. There is one price to all, everyone is treated alike, and all transactions are handled through the Title Insurance & Trust Company.

Investigate the Van Nuys-Lankershim 47,000 Acres, where so many big things have been accomplished in so short a time. See the San Fernando Valley now, where still greater things are being planned for the future.

Van Nuys, Calif.,
August 3, 1918.

MEMORANDUM OF AGREEMENT

Y AND BETWEEN:

Land to be put in on basis of $250.00 per acre.

Owner of land to receive one-fourth (¼) of crop returns.

Sales price of land to average $650.00 per acre, under present conditions.

Selling expense to be fifteen per cent (15%) of sales price of land.

Advertising and improvement expenses to be ten per cent (10%)

Building discounts to be allowed in order to get the proposition started, as follows:

25% on one, twenty acre piece.
25% on one, ten acre piece.
25% on six, five acre pieces.

making a total of sixty acres, and total building discount of $9750.00.

After the owner has received $250.00 per acre; then the additional amount realized from the sale of the land shall be divided equally: one-half to each party.

Roads to be graded and shrubbery to be planted as soon as weather will permit; and improvements started as soon as suitable purchasers can be sold.

Prospective buyers to be leased land under absolute supervision of the Second Party whenever possible.

Building discounts to be allowed in locations which will most generally improve values on the whole Tract.

Streets to be arranged so as to leave a space of 1320 feet between same whenever practicable; thus enabling the land to be sold in five, ten, , twenty, forty, or larger parcels.

Property to be sold on terms of one-quarter (¼) cash....balance in one, two, and three years at six per cent interest; same to be handled under Trust Agreement.....all moneys received and disbursed by the Trust Company.

Building discounts to be allowedon last payment.

Alfalfa to be planted on sandy land as soon as money is available.

Suitable Building Restrictions imposed on all land sold.

Front sign - 17'6 x 7 ft.

TRACT OFFICE

VAN NUYS-LANKERSHIM 47,000 ACRES

We do not sell Real Estate. We furnish, without charge, reliable information about the San Fernando Valley.

H.J.WHITSEY, Genl.Mgr.,
L.A.Suburban Homes Co.

Inquire of
W.P.WHITSETT
D.W.BATCHELOR
L.E.RANKIN

FOR
POULTRY AND FRUITS
SEE NORTH VAN NUYS ACRES
$700 per acre and up, with water, in tracts of 1 to 5 acres.
Terms.

START IN THE CHICKEN BUSINESS
AT
NORTH VAN NUYS ACRES
BUILD UP AN INDEPENDENT BUSINESS OF YOUR OWN.
AUTOS TO SHOW PROPERTY

NORTH VAN NUYS ACRES
Pronounced ideal for chickens
Poultry Expert there to instruct you FREE
Could you wish for anything better?
FREE AUTOS TO SHOW PROPERTY

Mr Whitsett
How would something like this be for Show cards
for windows ?
Jos H

Los Angeles, Cal., October 15, 1918.

TO W. P. WHITSETT,

Van Nuys,

Cal.

WHEREAS, in connection with that certain trust agreement between H. G. Otis, Harry Chandler, M. H. Sherman, O. F. Brant, and H. J. Whitley, parties of the first part, and W. P. Whitsett, party of the second part, dated January 21, 1911, involving the sale to said W. P. Whitsett of an undivided one-half of certain lots as shown on unrecorded map of a subdivision of Los Angeles Farming and Milling Company Rancho in Rancho Ex Mission San Fernando, which has been subdivided and platted as Townsite of Van Nuys, there is now due and payable from said W. P. Whitsett the sum of $16707.42; and

WHEREAS, the undersigned as trustee has been notified and requested to make demand upon said W. P. Whitsett for the payment of said amount on or before October 30th, 1918, and upon failure of said W. P. Whitsett to comply with such demand to foreclose all interest of said W. P. Whitsett in and to said trust agreement and the property therein involved;

NOW, THEREFORE, in pursuance of said notice and request said Title Insurance and Trust Company as trustee doeshereby demand of said W. P. Wgitsett the payment of the above mentioned sum, to-wit: $16707.42 on or before October 30th, 1918, and said trustee does further state that in default of such payment all interest of said W. P. Whitsett will be immediately foreclosed.

TITLE INSURANCE AND TRUST COMPANY,

By Geo. A. Ferguson

Assistant Trust Officer.

FOR
POULTRY AND FRUITS
SEE NORTH VAN NUYS ACRES
$700 per acre and up, with water, in tracts of 1 to 5 acres.
Terms.

START IN THE CHICKEN BUSINESS
AT
NORTH VAN NUYS ACRES
BUILD UP AN INDEPENDENT BUSINESS OF YOUR OWN.
AUTOS TO SHOW PROPERTY

NORTH VAN NUYS ACRES
Pronounced ideal for chickens
Poultry Expert there to instruct you FREE
Could you wish for anything better?
FREE AUTOS TO SHOW PROPERTY

PHONES { Home 60804
Broadway 1261

MARIAN TOWNSITE
OWENSMOUTH TOWNSITE LANDS

H. J. WHITLEY SYNDICATE

OWNERS AND DEVELOPERS

Of over $2,000,000 of Sugar Beet, Bean and Orchard Land in the Heart of the San Fernando Valley, near and fronting Paved Boulevards and Electric Railroad, and under $2,600,000 Distribution System for Owens River Water

635-640 I. N. Van Nuys Building, Seventh and Spring Streets

Los Angeles, Cal., Feb. 14, 1919.

Mr. W. P. Whitsett,
Van Nuys, Cal.

Dear Sir:

I will appreciate it very much if you will look over your recirds of sales and from that data give me an idea of what my property, Lots 236, 237, 238 and 239, Tract 1000, was worth in March, 1913.

I sold a portion of said property last year and want to make my income tax return properly and in accordance with the facts, and will have to use as a basis, as I understand the regulations, the market value of the property in March, 1913. We had no property in that vicinity at that time and none of our price schedules are of any substantial help. I would like to get more information than they give me.

Now in 1913 things were kind of in a slump and values pretty low. I would like your opinion as to what that land was really worth at that time regardless of whether it costs me more or less income tax. As long as we are doing it, I want to do it right.

Respectfully yours,

RVM:D

Publicity

Los Angeles Examiner

BROADWAY AT ELEVENTH

METRO. 4000

San Fernando Valley Branch
213 Security Bldg.,
Lankershim, Cal.

Commissioner W.P. Whitsett,
Bank of Van Nuys,
Van Nuys, Calif.

Dear Mr. Whitsett:

Attached you will find several articles of interest to you which appeared in today's Examiner in connection with our San Fernando Valley page.

If at any time in the future this office can serve you, advise us accordingly and I am sure you will find the entire staff willing to co-operate to the fullest extent.

Cordially yours,

Wendell M. Bishop

Wendell M. Bishop
Editorial Representitive

San Fernando Valley Branch
213 Security Bldg.,
Bakersfield, Cal.

Commissioner W.H. Whitsett,
Bank of Van Nuys,
Van Nuys, Calif.

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If at any time in the future this office can serve you, advise us accordingly and I am sure you will find the entire staff willing to co-operate to the fullest extent.

Cordially yours,

Wendell M. Bishop
Editorial Representative

April 14th, 1920

Mr. D.W. Longyear,
Los Angeles, California

Dear Mr. Longyear:-

Replying to your inquiry for a statement of the facts in regard to the developement of the Van Nuys district.

I herewith hand to you the Christmas edition of the Van Nuys News which covers much of this developement. I have checked over many of these statements personally and know that they are conservative. I also hand you herewith a report issued by the Department of Public Service of the City of Los Angeles, which contains much vital information.

It is too early to get an estimate of the crops for the present year, but from the condition of the orchards; those crops which have been planted; the moisture content of the soil and the fact that the city of Los Angeles has seen fit to reduce their water rate one-half this year in order to encourage early irrigation, with plenty of water in sight to mature all of our crops and the fact that our ranchers here are all devoting more attention to fertilizing, better seed, and tillage each year; and the prices at which these commodities can be contracted for at the present time, all point to the fact that this will be the banner year for the San Fernando Valley.

The building permits from January 1st for the Van Nuys district, which comprise only that part of the Valley situated between Whitsett Avenue on the east, White Oak Avenue on the west, and Roscoe (formerly known as Twelfth Street) on the north, comprising thirty-six square miles or about twenty-three thousand acres as taken from the Los Angeles City Building Department, are as follows:-

Permits issued during	January	$84,296.00
" " "	February	55,370.00
" " "	March	81,640.00
Total		$221,306.00

This activity is over an area of but little more than one-fifth of the San Fernando Valley of which Van Nuys is the hub and center.

Trusting this will fully answer your inquiry, I beg to remain

Yours very truly,

WPW:VL
2 encls

Los Angeles Examiner

BROADWAY AT ELEVENTH

METRO. 4000

WATER MUST COME BEFORE ANNEXATION

Public Service Board Demands Sufficient Irrigation Supply In Areas Which Seek to Join

VAN NUYS, Nov. 23.—Commissioner W. P. Whitsett of the Public Service Board, assured agricultural interests of San Fernando Valley here today that a sufficient supply of water would be available for irrigation before the city of Los Angeles board would consider annexation of additional territory.

He announced that the board had passed a resolution which will carry a provision that only new annexation applications would be considered with the provision that the city of Los Angeles will not be held responsible for supplying of water.

200,000 VACANT LOTS

Commissioner Whitsett appeared with figures showing that there are more than 200,000 vacant lots in the city of Los Angeles and that when these lots are occupied the population of the city will be doubled.

He claims that more than 3,000,000 souls will be dependent upon water in San Fernando Valley in later years and that unless an adequate water supply is provided for the existing demand this condition will never be brought about.

INCREASE PRODUCTION

He also showed that more than $20,000,000 in food supplies are produced in the valley and with sufficient water this production can be increased to $50,000,000. He pointed to the fact that any shortage of water would cause this money to be diverted to trade channels outside of the city of Los Angeles.

He cited as three points of benefit to be gained by refusing annexations: An increase in the amount of food supplies raised; the provision of employment for 25,000 additional families engaged in agricultural pursuits; and the provision for the greater growth and expansion within the present city limits.

Five Candidates Named for Van Nuys C. C. Post

VAN NUYS, Nov. 23.—Preparations for final election of directors to the Chamber of Commerce are being completed here today by Miss Grace Chapman. The final election will be held December 1. According to a report just released, the five highest in the nomination are W. P. Whisett, R. L. Hanley, R. J. Zarn, J. P. Inglis and Tom Sweet.

Church Dedication to Be Held Dec. 20

VAN NUYS, Nov. 23.—Plans for an elaborate ceremony in connection with the dedication of the new $50,000 Van Nuys Christian Church are being worked out here today by the Rev. J. S. Bernard and W. P. Whitsett of the Bank of Van Nuys.

The church is being completed by George A. Chapman, local builder and will be ready for services, December 20. It is said to be the most modern in San Fernando Valley.

MISSION PLAY REMOVAL URGED

San Fernando Starts Drive Following Unveiling of Statue to Father Junipero Serra

LANKERSHIM, Nov. 23.—San Fernando Valley will be the future home of the Mission Play, if plans being worked out by ardent mission supporters mature.

The movement to change the site of the Mission Play from San Gabriel Mission to Old San Fernando Mission was revealed yesterday following the dedication of the statute of Father Junipero Serra.

Elaborate improvement about the grounds of San Fernando Mission and the attraction of Memory Gardens are factors largely responsible for the desire to make the change.

Large subscriptions to raise a fund for the erection of a building suitable to present the play were promised at an impromptu meeting held at San Fernando yesterday.

W. P. Whitsett, O. J. Renfrew, Fred W. Prince and many other influential men of the valley are in back of the move, it is reported. John Steven McGroarty, author of the play, is not adverse to the idea it is claimed.

Plans for completing the change are being worked out by interested parties in all sections of the county. Directors of the play in a majority, favor the San Fernando Valley idea, they say, due to its close proximity to larger centers of theater-going population. It is planned to submit details of the change to the directors at their next meeting.

"Today and the Future Day," Arthur

April 16th,
1 9 2 0.

Mr. W.D. Longyear,
Los Angeles, California

Dear Mr. Longyear:-

Replying further to your inquiry for data on the production of this vicinity I herewith hand you today's issue of the Van Nuys News.

I wish to call your especial attention to the volumn of advertising carried and particularly to the one of the San Fernando Valley Feed & Fuel Company on the last page, which shows over eleven thousand dollars worth of eggs handled by them last week. The Rock Bottom Store shipped over one hundred cases, which would amount to about twelve hundred dollars, and all our stores here buy and sell eggs while a great many go direct from the ranches to the market in Los Angeles.

If you will advise when you wish to go over these activities in person I will be glad to meet you here, by appointment, and accompany you.

Very truly,

WPW:VL

Enclosure

For Sun Times uncorrected.

LIVING IN CALIFORNIA

Van Nuys--A Beautiful, Practical, Successful Suburb.

54 minutes from Hill Street, on the Pacific Electric to the northwest, lies a pretty little twon, such as you probably never saw before, in the center of a wonderfully fertile valley 25 miles long by 6 miles wide. On each side the mountains form a background. From the hills this little city of 2000 inhabitants ~~looks like a jewel in the sun~~ with its beautiful buildings looks like a jewel in the sun. ~~For these people~~ it is a home of comfort and convenience of prosperity and sucess

It is an enthusiastic community; and well it may be. Abubdant blessings make ~~them~~ the people happy and contented and earnestly desirous of seeing others enjoy good things with them. It has many beautiful buoldings, ~~artistic and substantial~~, splendid schools, fine business blocks, a glazed white brick pipe organ factory where one of the three best pipe organs in America is made, a modern cannery of excellent architecture. In the high school they have ~~classes~~ students of the pipe organ and a class in poultry. A Los Angeles branch city hall is being built and a woman's club building is soon to go up. There is a very active womans club. ~~Now~~ this high class and prosperous community makes an ideal place to live for people who want to escape the city and yet have all its advantages, who want t their children to grow up under the conditions best adapted to their presnt welfare and future success, who want to invest their principal where it will be safe and where it and their work will bring them a sure income of satisfactory size, who want to live in activity with a maximum of conveniences ~~and~~ and comforts ~~and advantages~~, who want to have a cow and chickens and fruit and vegetavble and defeat the high cost of living. It is equally good for those who want to specialize in poultry, for Van Nuys is the capital of the poultry industry and there poultry is a high class, interesting, successful business. Van Nuys has a deep sandy loam soil, aqueduct pressure water, dry climate, boulevard, electric raioway, electric light. Van Nuys has a cooperative poultry association and a cooperative producers and canning association. In short Van Nuys is guilt edgeed, high class, modern, a place that has few shoertcomings and no serious lacks, where everything seems almost complete. It has the enthusiastic admiration of all visitors. We would like very much to have you call and get free ~~transportation~~ electric tramsportation to Van Nuys where automobiles will take you ~~to~~ on a trip of inspection to successful ranches ~~and happy homes~~ and show you ~~the~~ place of happy homes

W. P. Whitsett
621 Hollingsworth Bldg 6th & Hill Sts Los Angeles
home f 2958 bdwy 2259

Van Nuys, Cal.
April 29th, 1915

M. D. K. Weiners
Harrison, Neb.

Dear Sir:-

Replying to yours of April 16th I am just opening up a 240 acre subdivision right adjoining the new town of Van Nuys and am giving liberal discount for the first seven homes to be built on this tract. I believe there is great prospects for people who get in here now as on Tuesday of next week, Los Angeles votes to annex this whole valley, with a view of disposing of the surplus water from the Los Angeles [illegible] and if the vote carries, which I believe it will, there will be several millions of dollars expended in this district, as $2,[illegible],000.00 bonds has been voted to put in an underground irrigation [illegible] covering approximately 88,000 acres, of which V an Nuys is the hub and center.

We have a rattling good local newspaper and I have instructed the editor, Mr. F. M. Keffer, to send you a copy of same. While I am not at liberty to say, I believe there might be a connection made with the local paper here and if that could be done I would be very glad to figure out the ground floor proposition where you would get ample returns for the boost and new [illegible] you would bring into this section.

I am sending you under seperate cover, literature pertaining to the old proposition as I have no literature as yet on the new tract, also sending you one of the Sunday papers in which my first add is appearing.

Very truly yours,

WPW-S

The ranchers around Van Nuys are a happy lot. Over two inches of rainfall this week has made reasonably certain an enormous crop of potatoes; the young orchards planted last year are in elegant shape; over 100,000 fruit trees have been planted this season and they are profiting by these late rains.

The American Beet Sugar Company have thinners in their fields and are still continuing to plant beets. They have at present about 6000 acres planted. At the Van Nuys headquarters the officers in charge are very optimistic of a large crop.

The School Trustees have re-advertised for bids on the new school building, which will be opened on April 26th. This building is estimated to cost $50,000.

The First Presbyterian Church of Van Nuys was organized last Sunday with an enrollment of forty-four members. Rev. Pritchard of the Central Presbyterian Church of Los Angeles delivered the sermon and the organization was in charge of Rev. W.B.Noble,D.D., Superintendent of Home Missions.

An active campaign will now be carried on to complete the fund for the erection of a $10,000 church building,$6,000 of which is already in sight. The church will be built on a lot on West "E" street which is to be donated by the Suburban Homes Co.

The Pacific Electric Company is placing rock ballast on its right of way in the town preparatory to asphalting its tracks between the thirty-foot driveways on each side. This will complete the 110 foot street which runs through the town for a distance of a mile. The total street improvements made in Van Nuys to date are more than any town five times its size in Southern California can boast.

0

February 3, 1917.

Mr. A. E. Jacobson,
Grinnell, Iowa.

Dear Sir:-

You will find upon the enclosed sheet -- a supplement to the Van Nuys News -- some of the stories of successes in poultry about Van Nuys. I can say without hesitation that we could get together in a few days ten times as many -- all equally striking. The poultrymen here are making money now, with wheat at more than $3 per cwt. and other grains correspondingly high. They made money for the calendar year 1916. With all predictions for a lower price for feed, and with few indications of eggs being much cheaper, the probabilities of making money in the future are even better than in the past.

Van Nuys is not a poultry "colony" or anything of the kind. It is one of the best suburbs of Los Angeles, made up of people who have come here to enjoy the very best of country life along with the best that the city can give. The Van Nuys people are not wealthy people, but they are successful people. The restrictions as to the cost of residences in and all around Van Nuys have kept out the class of people who build shacks or huts, so we have only compact groups of the farms of diligent, thrifty Americans.

We are selling these little farms from the center outward. We have now lands within easy walking distance from the center of Van Nuys. As these are taken -- and they are going fast --we shall subdivide and sell other lands, further and further out. Our present price is $650 per acre.

Van Nuys is the focus and center for more than 50,000 acres of land which is being rapidly settled in little farms, 2½, 5 and 10 acres. The industries include farming, vegetable raising, poultry, fruit raising, dairying, hog raising &c -- all highly profitible. There is every reason to expect that Van Nuys will grow to be a town of 10,000 to 15,000 population within the next few years. It is already a good, live town, with schools, churches, stores and every essential of comfortable living.

I hope that I will soon hear from you again, and that you will write me more fully. Tell me frankly what you want to do, and what you have to do with, and I shall spare no pains to tell you exactly what we can do for you, here at Van Nuys.

Yours Truly

L-WPH

Poppy day will be celebrated on April 20th. Arrangements are being made to take care of a large crowd of visitors.

Building still continues active. J.B.Brackett's new business block is nearing completion. J.W.Miles has broken ground for a business building opposite the Hotel Van Nuys. At least twenty new residences will be commenced within the next few weeks.

Notwithstanding the large number of houses built in Van Nuys during the past year there are few unoccupied and none for rent. Many people desiring to locate here have been unable to find quarters.

Oct 8, 1915.

O.F.Brant.GEN.MGR.
Title Insurance and Trust Co,
Los Angeles, Cal.

Dear Sir:-

I would greatly appreciate a reply to my letter of July 23rd. A favorable reply means so much, to not only Van Nuys but the whole Valley that I can scarcely refrain from arguing the two subjects, set forth in my previous letter, from the standpoint of necessity. But as urgently as I see the needs for this money, which would be expended for the benefit of all, I want this matter decided on the higher ground of right or wrong.

You gentlemen know the things accomplished here at Van Nuys. You well know what was paid for the services rendered. You little know of the difficulties under which they were accomplished, of the time I spent for the general good of all, not only my time, but the time and expense of my automobile, my organization and the people I brought in here like Mr.Bliss, Mr.Keffer and others. Their efforts were all directed to the carrying out of the general plan of the Valley as a whole.

Van Nuys has furnished the votes that has carried the elections has paid twice as much for its land, will pay the highest water tax and is paying twice as much for its water. I am not complaining of these things, but am stating them as facts. And while this has all been done without charge or a record to further the interest of the proposition , wh

Talk by W. P. Whitsett, before
Men's Class, Central Christian
Church of Van Nuys, December 5,
1926.

Men, I have been asked to talk to you about the relationship of religion to business.

There should be more religion in business - there should be more business in religion. Business is built on faith - to have faith, you must believe in God.

Mind is the mystery of man. It can only be aroused by faith to its deepest depths of thought. The unthought thoughts of this body of men - which will die within your brains without you are stirred by faith to the depths of your thinking - would build here a great church for this community - build for this valley a garden city of plenty and beauty - to the lasting glory of God.

Faith, building its vision by the ions of energy, make it possible for us all to become a constructive part of the progressive plan of life. Fear creates that which it fears. Faith may build its vision into a reality - "Ask, believing you will receive, and it shall be given unto you!"

Faith may build its vision into reality here at the Central Christian Church of Van Nuys now - Today!

Talk by W. F. Whitsett, before
Men's Class, Central Christian
Church of Van Nuys, December 6,
1926.

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Faith may build its vision into reality here at the Central Christian Church of Van Nuys now - Today!

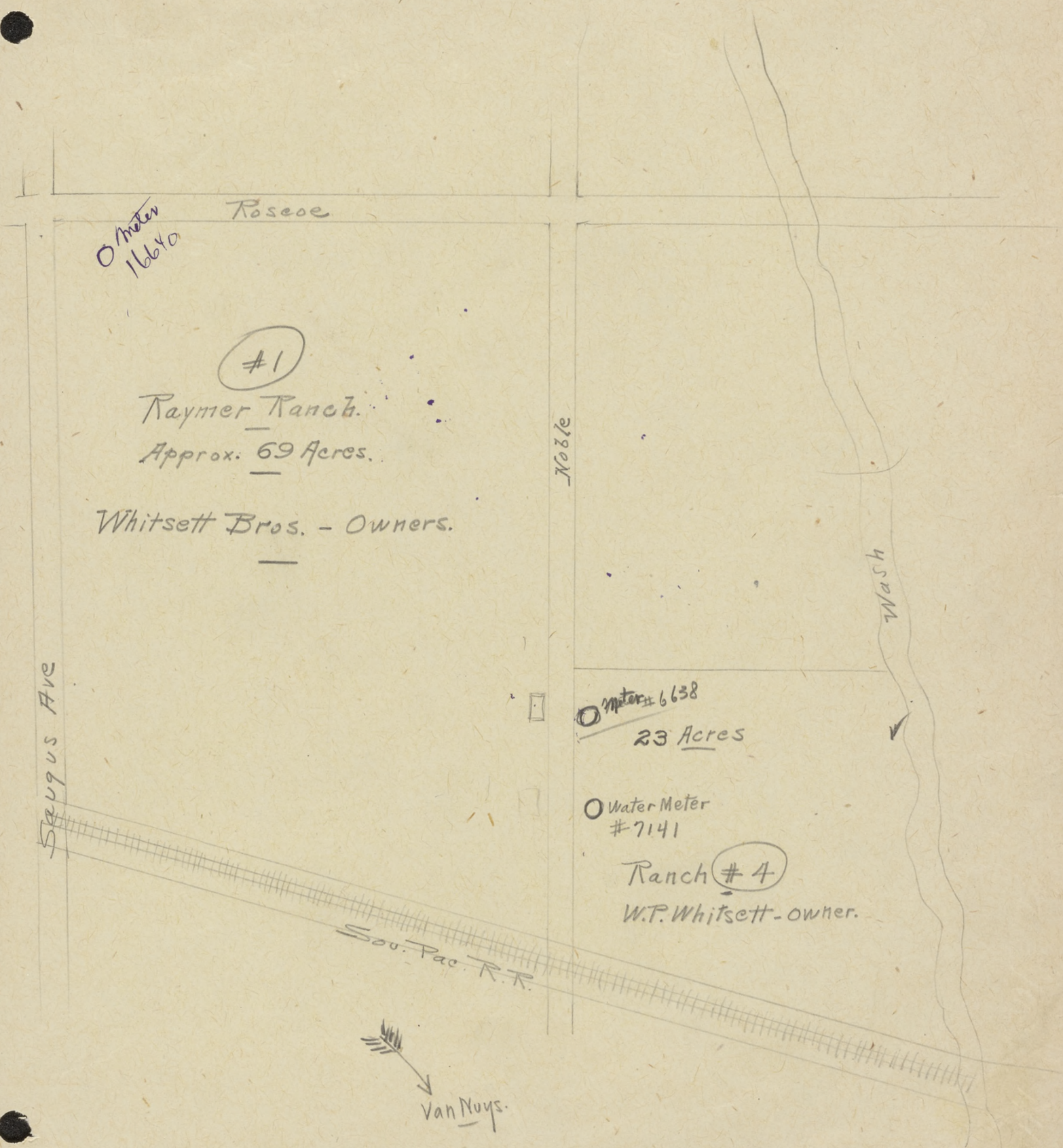
being kept of time and money expended, after the Van Nuys Improvement account has been generously exhausted and things are being brought to a close, an outlawed bill for $14,769.67 is presented against it itemized down to 25 cents worth of tax, by the very Trust in whose favor this service without charge, was rendered. Now if you gentlemen say this is right and this amount should be charged to the Van Nuys Imp--rovment Account, I will abide by your decision, even tho' I could not concur with your opinion.

In regard to the Organ Factory, I stand ready to fulfill every obligation I have assumed, but as stated before this will not be suf--ficient to make it the success, that should be made for the good of the whole proposition. I do not wish to belittle the benefit that has accrued to the Town from the Factory, but those benefits were to the settlers who had already purchased property. The greatest good has been those indirect benefits to the participants, which have accrued from the fact that Van Nuys is making good, and this will far exceed the amount of the Bonds.Frequently Towns are started at a great expense to settle up the surrounding country, and Van Nuys is fulfilling that mission at a profit and credit to all. It would be a great relief to me if the bonds could be divided among the participants, where the greatest benefits are being derived, and it would place me in a position to do more for the Factory. Awaiting your pleasures in this matter, I beg to remain

Yours very truly

WPW.HDR.

Ranches.


Roscoe
O Meter 16640
#1
Raymer Ranch.
Approx: 69 Acres.
Whitsett Bros. - Owners.
Noble
Wash
Sepulveda Ave
O Meter #6638
23 Acres
O Water Meter #7141
Ranch #4
W.P. Whitsett - owner.
Sou. Pac. R.R.
Van Nuys.

August 23,1916

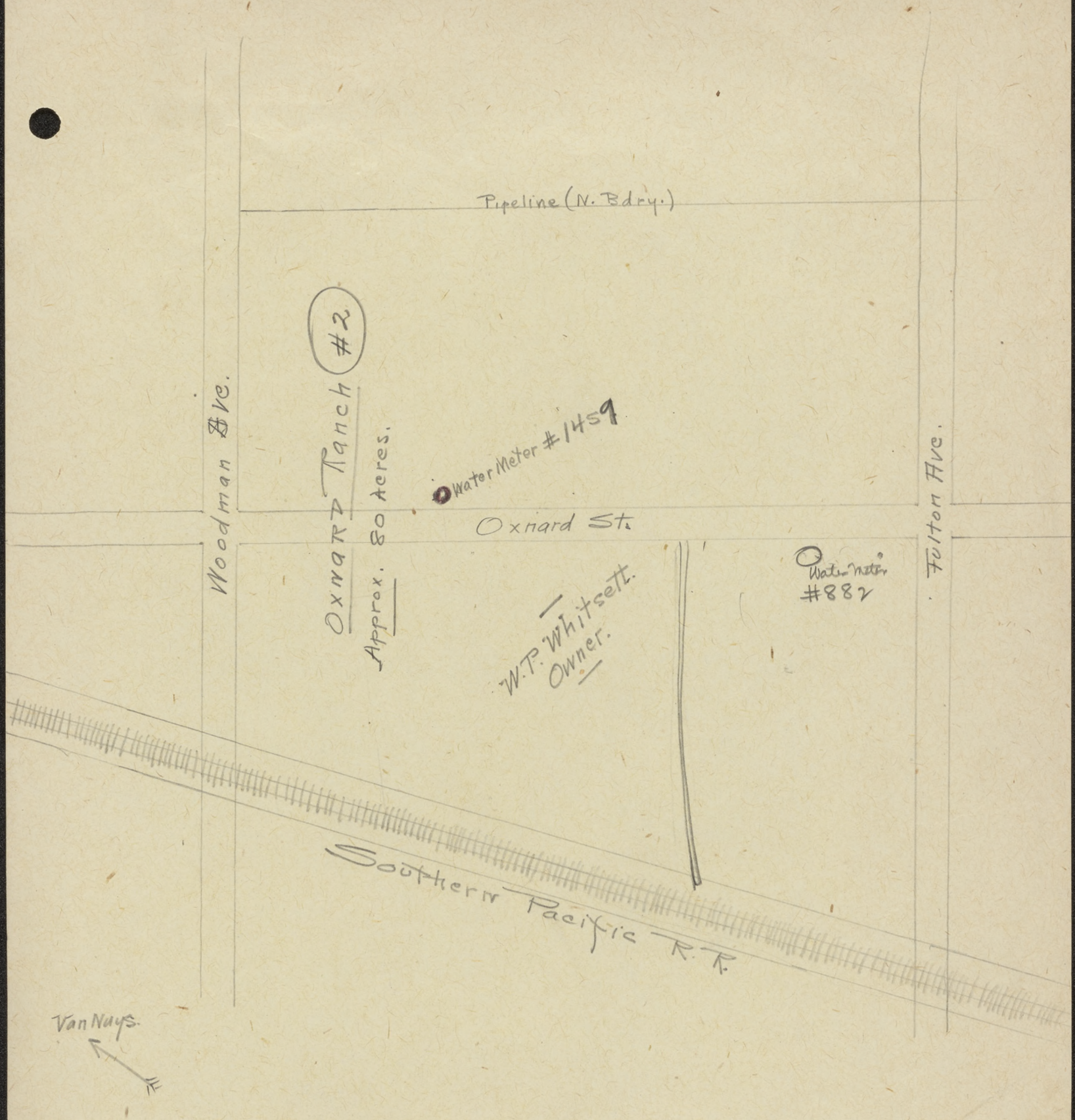
A.E.Moorehead,
610 E.San Antonio St
El Paso, Texas.

Dear Sir:-

Replying to your favor of the 21st, the bungalows range from 4 to 5 room, modern conveniences. The houses are piped with domestic water and include electric light fixtures and window shades . The lots are not fenced anywhere in this community, except the chicken runs. The mains run in the street in front of some of these places and your water system is then a matter of your own plans. In the case where a house is built it will only be necessary to make a short run from the main at the rear of the house.

I have in mind now a 5 acres piece, just a mile from town, on an oiled street, has fine trees in parkway, water mains along the front for domestic and irrigation purposes, in the very center of the poultry district, just a few hundred feet from the new plant of M.A.Schofield, who is the President of the Southern California Poultry Federation and is probably the most prominent man in the poultry industry in the State. Also you will be surrounded on all sides by modern plants.

You can join the Van Nuys Poultry Association by paying a fee of $1.00 per year and sell your eggs through their organization, which is today getting better than the market price, due to the fact that they control the big end of the fresh egg market. This is not a company by an association of each member who belongs, is co-operative and non-profiting. In other words it is simply the poultry men banded together for mutual benefits in cheap marketing, better prices and low feed prices. They also maintain an advisory board, whose duty it is, to assist in any way possible the new man, help him plan his houses, give him information as to feeding methods and other helpful hints, that have been gained by 125 experienced men in this line of business.


Pipeline (N. Bdry.)
Woodman Ave.
Oxnard Ranch #2
Approx. 80 Acres.
Water Meter #1459
Oxnard St.
W.T. Whitsett.
Owner.
Water Meter
#882
Fulton Ave.
Southern Pacific R.R.
Van Nuys.

In reggrd to the five acre piece spoken of above, the owner would improve this with a 4 or 5 room bungalow, pipe the water through the house, install electric fixtures, window shades, etc and will sell the place for $4000.00, payable $1350.00 cash and the balance in three equal payments, due in one year, two years and three years, interest at 6%. This place is undoubtedly a bargain at the price, due to it's exceptional location in reggrd to the poultry industry, accesibility to town, and the other advantages in reagard to improveved streets, trees, water conditions, etc.

There is no doubt but that it would be possible to obtain a similarly improved place for about $500.00 less, but it would be several miles out, in all probability the water would not be piped, streets not improved, no trees, and not in close touch with the poultry district. The owner of this property expects to start construction of the bungalow on this property within a few days, so if you are interested, kindly let us know of your wishes in the matter.

In regard to making money in the poultry game, I will say, we started the industry here three yaers ago, with 3000 laying hens, today it exceeds 100,000, we have 125 ranches engaged in this line, ranging from 500 to 5,000 each, the profits range from $1.25 to $1.75 according to the industry of the man and the size of his flock. The above profit are quoted in flocks from 1000 to 2000.Smaller flocks make a larger percentage and larger vicâ versa. In the three years this industry has been going, I only know of two people who have gone out of the poultry game. One of these was an inventor who tried to hatch chickens in a patent incubator of his own and the other bought ten acres of land and had no money to build a house, let alone take care of his poultry. Any man who has $2500.00 or more need never be afraid of making it in the poultry game, if he thinks it a childs game however and has not an inclination to do the necessary work, he hasn't a chance in the world. The same thing is true however of any business.

If you will kindly indicate your wishes in the matter, I will take up anything you suggest in regard to a place and want you to feel that I am very much at your service.

Yours very truly

HDR/R.

Clever + Whitsett Ranch

Owners:- Geo. Clever
Paul Whitsett.

#3

-Approx. 14 Acres.-

O Meter #2232.

Woodman

— Erwin Street. —

Van Nuys.

Dec 14,1916.

Mrs.Maud S.Howard,
Bethesda, Maryland.

Dear Madam:-

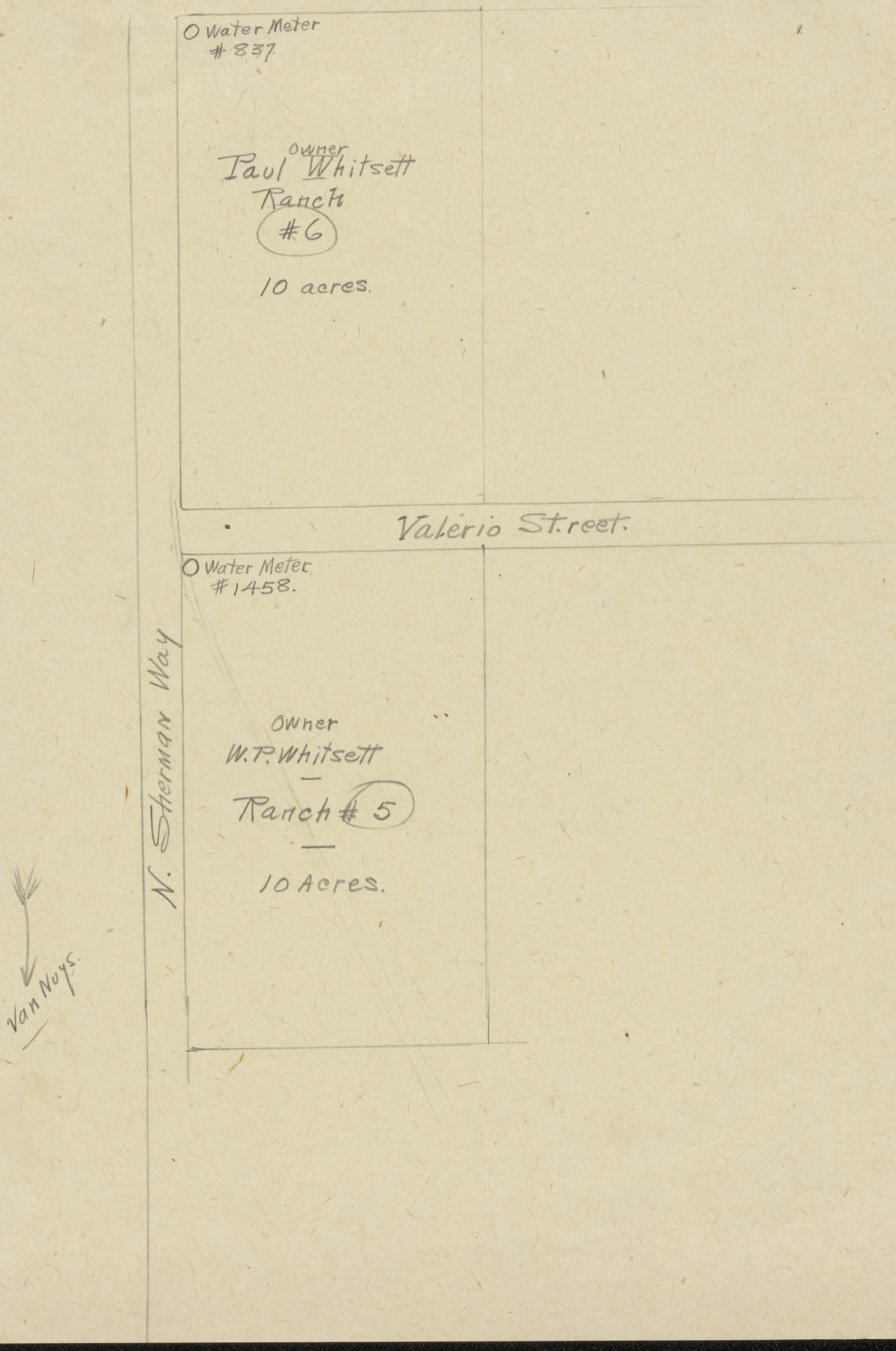
Replying to your letter of December 8th, our town lots 50 by 150 well located in the town of Van Nuys with all improvements except gas are worth from $400 to $500 each. You can get a comfortable bungalow for about $300 per room, which means a 5 room bungalow would cost you about $1500, which would include living room, dining room, kitchen, two bedrooms, bath and screen porch, also closets in the bedrooms and built in features in the other rooms.

Acreage well located in town will cost you $1200.00 per acre. I am enclosing you a poultry circular recently gotten out by the Van Nuys Poultry Association and distributed at their annual show recently held in Los Angeles.The telephone rate is $2.00 per month and the electric light rate is 7 cents per kilowatt with a $1.00 per month mimimum and if you use electric stoves or a motor the rate is 3½ cents.

The tax rate is the same on surrounding acreage and Van Nuys as this territory was annexed to the city of Los Angeles in 1914. The City rate is $1.39 and the county rate is $2.43, which is very nominal considering our location and advantages. They assess at about ¼ the valuation.

We are just preparing for subdivision a close in tract of acreage, which will be sold in 5 acre tracts at $650 per acre, terms ¼ cash, balance in 1,2 and 3 years at 6% interest. Judging from the your letter this would be a larger investment than you would care to undertake. We have 3 1¼ acre pieces left in a very good location, on account of cutting a 5 acre piece into quarters to accomadate a young man who recently came from New York.

Water is piped to this land under 100 pressure for both domestic and irrigation purposes and as this will probably be all the small acreage we will have left, I would suggest that you allow us to select the best unsold 1¼ acre piece subject to your approval when you come here, with the understanding that if we have anything left that would better suit you we will change your payment over to that property and with


O Water Meter
#837
Owner
Paul Whitsett
Ranch
#6
10 acres.
Valerio Street.
O Water Meter
#1458.
Owner
W.P. Whitsett
Ranch #5
10 Acres.
N. Sherman Way
Van Nuys.

Dec 14,1916

(Mrs.Howard)

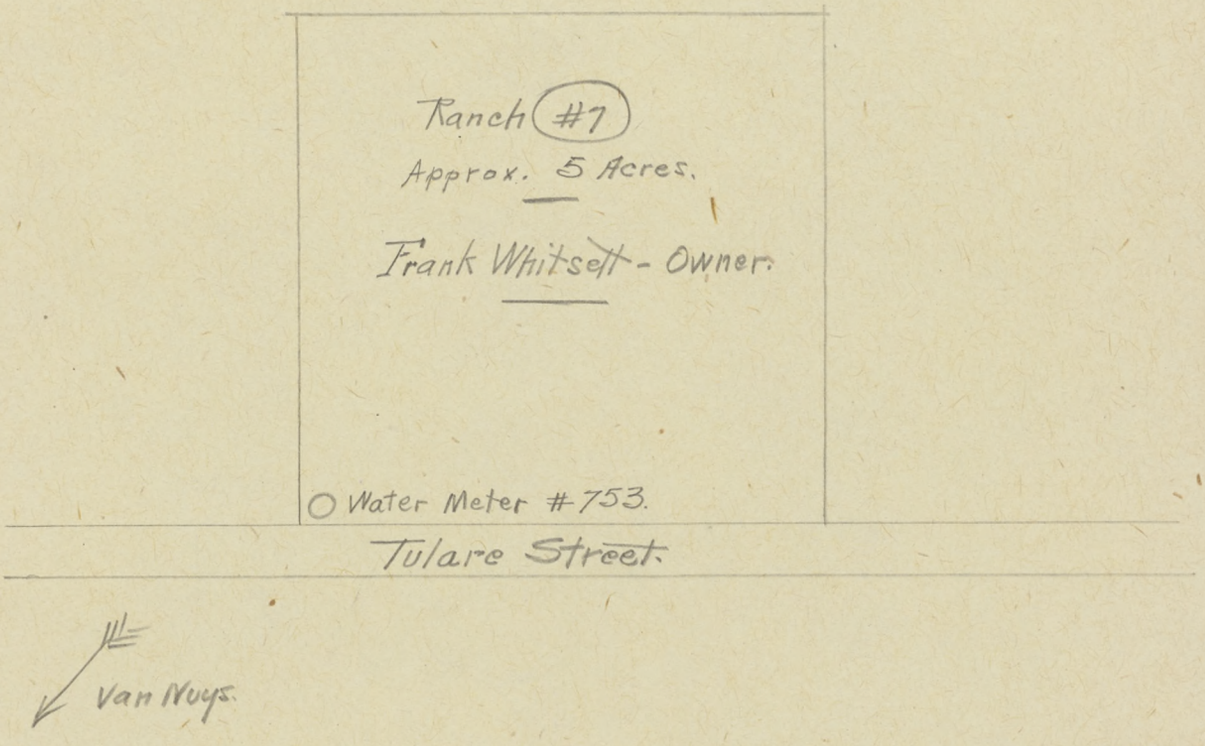
the further understanding that if you decide that this is not the best place in Southern California for you to locate, your money will be refunded. The price of the land in question is $600 per acre which would be $750 for the 1¼ acres. The down payment would be $187.50 and the balance would be due in 1,2 and 3 years at 6% interest.

If we can serve you in this matter, kindly make out your check for $187.50 to the Title Insurance and Trust Company, who will send you a receipt stating that same is to be returned if the property does not meet with your approval, and will forward you a contract on the landsand notes to sign for the balance. Then if you decide within the next 6 months that the property does not meet with your approval in every respect, you can have same cancelled and your money handed back.

Enclosed find a birdseye view of the town of Van Nuys taken when it was four years old. It was started Feb 22,1911.

Yours very truly

WPW/R/


Ranch #7
Approx. 5 Acres.
Frank Whitsell - Owner.
Water Meter #753.
Tulare Street.
Van Nuys.

Dec 18,1916.

M.Hoppi
Jackson,Mich.

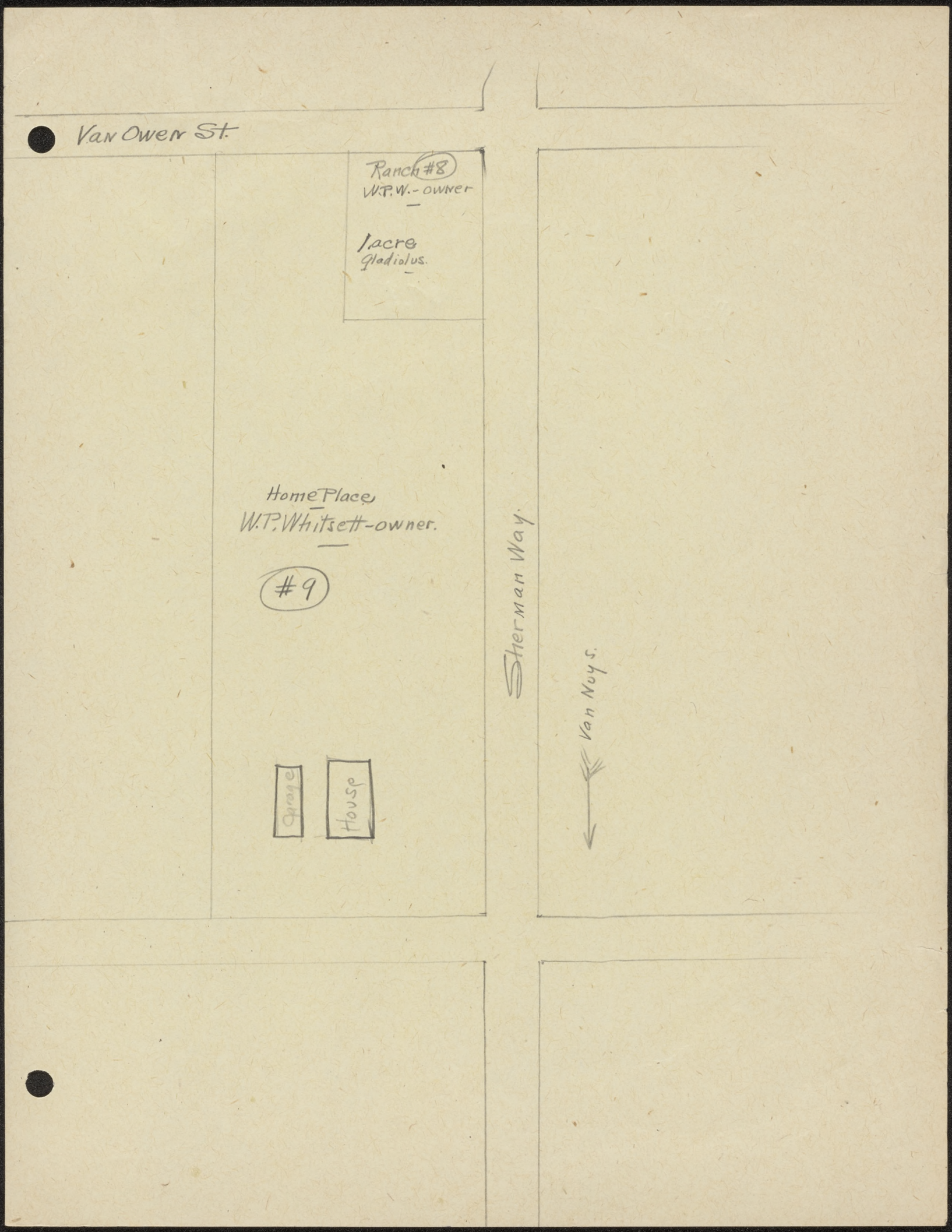
Dear Sir:-

We are now having the streets graded ready for oiling around the 40 acres now being prepared for subdivision, which was shown you while here. The City is now laying the water mains and two attractive bungalows are to be started as soon as the water is in, which will be before the first of the year. This land will be placed on sale at $650 per acre and there are only eight five acre pieces in the subdivision. Every acre of it is worth the money and we believe that it wont be long until it will all be worth $1000 per acre, however that is a matter that everyone must decide for themselves. I disposed of North Van Nuys at $750 per acre some three years ago before the hard times set in and this tract is over a mile farther away from Van Nuys and is supplied with water from a pumping plant which in no compares with the service on this new tract which is from the $30,000,000 Los Angeles aqueduct.

Mr.Hathaway has lived here almost from the starting of the town and he has seen the various things come true that we have predicted and he one of our honest and trusted citizens.

All our property is handled by the Title Insurance and Trust Company. Now why dont you make out a check to the Title Insurance and Trust Company for $812.50 and send it to Mr. Hathaway and authorize him to select for you the best unsold piece in the tract, and they will mail to yourthenkontract and notes for the balance due in 1, 2 and 3 years, equal amounts of $812.50 each, interest at 6%. Or if you wished to pay cash, the Trust Company will mail a deed and certificate of title to your bank with instructions to turn same over to you on payment to them of the full purchase price less 5% for all cash.

You may not know it now but sooner or later you will come to California to live and the longer you put off purchasing a suitable place the more money it will cost you and the less desireable it will be. We all believe that Van Nuys is destined to be a real city and there are parts of this property that are so close in that it should have a large suburban


Van Owen St.
Ranch #8
W.T.W. - owner
1 acre
Gladiolus.
Home Place
W.T. Whitsett - owner.
#9
Garage
House
Sherman Way.
Van Nuys.

1830

~~111.74~~

1830) 51.14
3660
14.540
14640

.28
8.00
~~22.40~~

51.14
27.21
23.93

22.40
4.81
23.93 - Beans

Dec 18,1916.

(Mr.Hoppi)

value later on. You can have it planted to trees in the Spring and Mr.Hathaway can look after it fully as well as it could be looked after and at a nominal cost. Crops can be planted between the trees that should pay the caring charge.

Now there are few things that will bring you the profit and satisfaction as owning a close in ranch, surrounded by such high class improvements and being developed for you at a nominal cost, while you are shaping matters back East with a view of soon being able to come here and make this your home.

Yours very truly

WPW/R.

January 5, 1926.

Dear General:

The family, and our dinner guests on Christmas, join with me in expressing our appreciation of the wonderful turkey you sent us.

We all agree that it was just a little the best turkey we ever put our teeth into; and if you live to enjoy all the happiness we wished you while enjoying this bird, we know your active footsteps will still be blazing a trail for the march of progress in the southwest for many years to come.

Please accept our thanks for your thoughtfulness, and the best of the season's greetings.

Sincerely yours,

Gen. M. H. Sherman,
#601 South Rampart Blvd.,
Los Angeles, California.

October 1981

S	M	T	W	T	F	S
				1	2	3
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December 1981

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Tuesday

24

November 1981

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29	30					

1981
November

327 Monday, November 23 38

M. H. SHERMAN
601 SOUTH RAMPART BLVD.
LOS ANGELES, CAL.

December 1, 1926.

My dear Friends:

I have taken the privilege of ordering a fine Christmas turkey, from Young's Market, to be delivered to you early Friday morning (December 24th) at your home address, as given below. Please accept the same with my best wishes for a Merry Christmas and Happy New Year to you and yours.

Most sincerely,

M. H. Sherman

Mr. & Mrs. W. P. Whitsett,
Sherman Way,
Van Nuys, Cal.

INTRODUCTION OF JOHN STEVEN MCGROARTY
BEFORE THE KIWANIS CLUB, BY
W. P. WHITSETT.

President Eddie, Fellow Kiwanians and guests:-

I am not unmindful of the honor in being asked to present to you the distinguished speaker of the day.

Yet it is like asking a friend to present a friend to friends, in requesting me to introduce to you the best known and most loved man in California. If I could tear a little corner from his vocabulary, to enable me to tell of the delightful fellowship which I enjoyed with him during a recent trip through Zion National Park while he was writing "Remembering Zion", or of the friendship under the warm glow of the logs on the hearth of his little high house among the green Verdugo Hills, you might understand then why those who know him best love him most; and that it is not because he is the author of the most renowned play in the world, or the poet and historian of this great state of ours.

He is your friend as well as my friend, the friend of everyone who believes in the better and finer things which go to make California our California. He is a brother Kiwanian from Tejunga, who needs no introduction from me. He is your own John Steven McGroarty.

Chicago Ill. 1/31/17

W. P. Whitsett

Dear Sir. 300

Would you kindly send me information about your Van. Nuys property. I am a a engineer by trade and would like to locate some place where I could have a small ranch and work at my

ry 6, 1917.

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this same line of getting
in only successful people, and so the character of our population is getting even better as it increases.

The enclosed supplement recently issued by the Van Nuys News will give you an excellent idea of what we mean by a "Bungalow Farm." It also gives some of the personal experiences of the people here at Van Nuys. Please bear in mind that all this is recent. The profits recounted by these people were made while feed was high.

There is no place anywhere where a man can embark in the business of egg production with greater facility and greater probability of success than here. Our co-operative poultry association provides the right feeds at the lowest possible cost and also surrounds the beginner with the advice and counsel of successful men. Our brooder plant (the Schofield-Olsen enterprise) provides a man with good pullets, almost ready to lay eggs. Our hatching plants sell him baby chicks hatched from selected eggs, laid by hens selected by experts out of the flocks of the highest egg production.

Our climate is most favorable to the health and comfort of poultry at all seasons of the year. Our poultry soil is soft, light, perfectly drained, free from mud, and yet so fertile that great crops of rich,

trade also, and some acquainted with the coast. I lived in Oakland 2 years

I would be greatly obliged for any information you could give me on the subject. Saw ad in Tribune.

R. F. Bishop.

122 W. Oak St.

Chicago.

Ill.

February 6, 1917.

Mr. R. F. Bulup,
122 West Oak street
Chicago, Ills.

Dear Sir:-

Responding to your inquiry of date the 31st ult.

It takes about 55 minutes as the cars run now to go from the center of Van Nuys to the center of Los Angeles, so that it would be entirely practicable for you to hold a job in Los Angeles and have a small farm out here. It is quite doubtful, however, if you would find it profitable to do that, rather than to stay at home and raise chickens. A flock of a thousand hens ought to pay you more net profits than any engineering job, and much easier and pleasanter.

Van Nuys is the central town for the new annexed area of the City of Los Angeles, a large valley of very fertile land for which an abundance of water has been provided through the new Los Angeles aqueduct. The owners of the land in this valley, when irrigation made it available for settlement, united in imposing restrictions calculated to keep out all classes of undesirable settlers. The result is that we have a community unequalled in Southern California for its beauty, cleanliness and the character if the improvements. We are growing rapidly, always along this same line of getting in only successful people, and so the character of our population is getting even better as it increases.

The enclosed supplement recently issued by the Van Nuys News will give you an excellent idea of what we mean by a "Bungalow Farm." It also gives some of the personal experiences of the people here at Van Nuys. Please bear in mind that all this is <u>recent.</u> The profits recounted by these people were made while feed was high.

There is no place anywhere where a man can embark in the business of egg production with greater facility and greater probability of success than here. Our co-operative poultry association provides the right feeds at the lowest possible cost and also surrounds the beginner with the advice and counsel of successful men. Our brooder plant (the Schofield-Olsen enterprise) provides a man with good pullets, almost ready to lay eggs. Our hatching plants sell him baby chicks hatched from selected eggs, laid by hens selected by experts out of the flocks of the highest egg production.

Our climate is most favorable to the health and comfort of poultry at all seasons of the year. Our poultry soil is soft, light, perfectly drained, free from mud, and yet so fertile that great crops of rich,

juicy green feeds can be grown every day in the year. All these are important factors in success.

Do not get the idea that this is an ordinary "Poultry Colony." It is one of the most elegant suburbs of Los Angeles, with beautiful paved boulevards, burdered with roses and trees; with pretty bungalow homes, vine covered and surrounded by lawns and flowers. This is a very productive fruit country and there are in and around Van Nuys already thousands of acres of peaches, apricots, pears and plums coming into bearing, with a thousand acres a year being planted. The co-operative cannery , of which any land owner may be a member, provides a good market for the fruit from these trees. Hundreds of acres also have been planted in walnuts.

The deep, fertile soil, the warm climate and the abundant cheap water all make this an ideal alfalfa country, and this has produced activity in dairying and in hog raising. A man may have, on a few acres, almost any sort of a little all-around farm he wants.

The present price of the best grade of land, within walking distance of the center of Van Nuys, is $650 an acre; terms one fourth cash, balance 1, 2, and 3 years. We are selling from the center outward, making the same uniform price upon each subdivision in turn. That insures each purchaser that the value of what he gets will never grow less, as others will later be paying the same price -- or more -- for places further out.

We have not found it wise to quote prices upon any special pieces of land to inquirers at a distance, but to give only the general range of prices because sales are really moving rapidly, and the piece that might suit you best would be very likely sold before you could get here. Write to us further, let us know in detail just what you want to do and what you have to do with, and then you can decide to come and see for yourself. We will take the greatest pains to see that you are shown the very best bargains we may have for sale upon the day you are here. The terms of sale are one fourth cash, balance in one, two and three years.

Yours Truly,

L-WPW.

May 5, 1927.

California Tax Agency,
#611 Union League Building,
Los Angeles, California.

Attention Mr. B.H.Goodwin, Mgr.

Dear Mr. Goodwin:

Will you please advise me as to your rate, and total charges for looking after Mr. Whitsett's property; that is, with reference to the assessments that may be against it, etc., and advising of same, - your regular service?

Property comprises several ranches and lots in and around Van Nuys, 80 acres near Acton, and a ranch in the Imperial Valley, but I believe he is mainly desirous of advices covering the San Fernando Valley property.

I am attaching a list of same, with the descriptions as taken from the tax receipts.

Yours very truly,

W. P. WHITSETT,

By

WPW
RBB

Property Schedule - Taxes 1926.

Descrip.	Tract No. or Blk	Township or Lot	Range	No. of Acres or Size	Valuation	Taxes	Location	Remarks
Lot 18	1	13	15	40 a.	Real Estate			
19	1	13	15	40 a.				
20	1	13	15	40 a.	$13650		Imperial Valley Ranch.	
21	1	13	15	40 a.	Impvts	$593.15		
22	1	13	15	40 a	$2000			
23	1	13	15	40 a.	Pers. Prop.			
17	2	13	15	40 a.	$295			
24	2	13	15	40 a.	R.E. - $2360			
40		153 2	L.A.		Impvts. $1020	149.03	Upper ½	
41		153 2	L.A.		2590	114.19	Rayner Ranch	
42		153 2	L.A.		3090	136.24	W. Bros.	
43		153 2	L.A.		3310	145.96		
49		153 2	L.A.		R.E. $1850 Impts. $890	120.82	Lower ½	
50		153 2	L.A.		1820	80.25	Rayner Rch.	
51		153 2	L.A.		2080	91.70	W. Bros.	
52		153 2	L.A.		1790	78.91		
47		153 2	L.A.		1430	63.04	W.P.W.	
48		153 2	L.A.		3190	140.65	23 acres	
4	27	1200	L.A.	50'	3850	181.70	1st for N. of Crossing	
2	27	1200	L.A.	50'	3300	155.76	3d " " " "	
1	27	1200	L.A.	50'	4290	202.45	4th " " " "	
1	42	1200	L.A.	50'	4290	202.45	3d " " " Theatre	
2	42	1200	L.A.	50'	3300	155.76	1st " " " "	Leased 25 mo.
Partial	43	1000	L.A.	5.24 a.	1990	87.73		
✓	43	1000	L.A.	1.61 a.	610	26.89	Oxnard Rch.	
✓	43	1000	L.A.	4.85 a.	1700	74.97	N. of Oxn. St.	
✓	43	1000	L.A.	4.85 a.	1700	74.97		
✓	218	1000	L.A.	8.96 a.	4030	177.70	N.E. of Valerio	Paul Whitson
✓	223	1000	L.A.	4.81 a.	1900	83.79	Julian + Hazeltine	Frank Whitsett
Lot A		4087	L.A.		Real Estate - 26060, Impvts - 4160, Personal - 1630	1483.54	W.P.W. Home	
Partial	44	1000	L.A.	19.03 a.	7040	310.45	Oxnard N. of Ox.	
Lot 53		1000	L.A.		13580	598.85	Oxnard Ranch	
54		1000	L.A.		3140	138.46	S. of Oxnard	
24		S.N.	13	40 a.	280	7.66	W.P.W.	
24		S.N.	13	40 a.	170	4.65	Cotton Ranch	
Partial	29	11	L.A.		R.E. 1050	98.93	P.O. Bldg.	
✓	29	12	L.A.		Impts. 1120			
13	40	1200	"	These lots are in Trust		paid by	H.S. - 2352 +	
14	40	1200	"	taxes are being			I.I. & I. Co. -	
17 to 24	1+2	13	15	320 a	33440.00	1672.00	Imperial Ranch (Irrig. Inc. Dist. Tax)	
					156405.00	7452.65		

Now about lot W.P.W. 10 acres S.E. Corner Valerio + Sher. Way?

Also not appear to be assessed? Either this year or last

Please send detailed description of remaining parcels as we could not locate them from information given.

(We handle Los Angeles County only)

C O P Y.

THE MISSION PLAY
By John Steven McGroarty.

San Gebriel, California, May 20,1927.

Mr. W. P. Whitsett
Van Nuys
California.

Dear Sir:

I hereby confirm the verbal agreement made between you and me for a valuable consideration, the receipt of which is hereby acknowledged, the said agreement being namely, to-wit, as follows:

That for and in consideration of said valuable consideration I hereby sell, set over and convey to you, W. P. Whitsett of Van Nuys, California, an undivided one-half interest in the copyright and ownership of my Play entitled "Osceola" to you, your heirs and assigns, and in witness whereof I hereby set my hand and seal at San Gabriel, California, this twentieth day of May, A. D. 1927.

(Signed) John Steven McGroarty.

February 5, 1917.

Mr. R. E. Holley,
1720 Douglas street
Rockford, Ills.

Dear Sir:-

Responding to your inquiry of the 28th ult.-

Van Nuys is the central town of the new annexed area of the City of Los Angeles, a large valley of very fertile land for which an abundant irrigation and domestic water supply, at low rates, has been provided through the new Los Angeles aqueduct.

The owners of the land in the Valley united in imposing restrictions so as to locate only the highest class of enterprising, successful citizens as residents. The result is that we have here a community unequalled in Southern California for its beauty, newness, cleanliness, and the high character of the permanent improvements.

The enclosed supplement of a recent issue of the Van Nuys News will give you an excellent idea of what we mean by a Bungalow Farm. It also gives the actual experiences of a number of our people here. These are all recently gathered. The profits on these plants have been made while feed is high. If you investigate, we believe you will be satisfied that the indications are favorable for continued good prices for eggs, and of lowering prices for feed.

There is no place, anywhere, where a man can embark in the poultry business with greater facility and greater probability of success than here at Van Nuys. Our co-operative poultry association provides the right feeds at the lowest possible cost and also surrounds the beginner with the advice and counsel of successful men; brooder plants provide good pullets, ready to lay, at a low cost; hatching plants provide baby chicks, from eggs selected from the best layers in the best flocks of hens; you will be shown just how to build your laying houses or brooder-houses, how to lay out your runs, how to feed and care for the hens. Our climate is very favorable to poultry; the soil, while fertile for growing green feed, is soft and free from mud and perfectly drained.

But we do not want you to get the idea that this is an ordinary "Poultry Colony." A great many of our Bungalow Farmers keep only enough hens for their own use. Fruit-growing -- clingstone peaches, apricots, pears &c for the Co-operative canning factory is a profitable use for the ground. There is good money in tomatoes for canning, and in potatoes -- both sweet potatoes and the common kind. The deep, rich soil, with abundant irrigating water at a low rate has led to the planting of many acres of alfalfa, and with alfalfa both dairying and hog

Van Nuys, California,
May 21, 1927.

I hereby assign an undivided one-half interest in whatever interest I may have acquired through the assignment to me of a one-half interest in a copyrighted play by John Steven Mc Groarty, under date of May 20th, 1927, this play being entitled "Osceola."

The consideration of this assignment to be that Hinkle C. Hays will use his best endeavors to lease or sell this play at his own expense, without cost to the undersigned. Price to be mutually agreed upon.

(SEAL) _____

raising are proving profitable. A man can have almost any sort of an all-around farm he wants and on a few acres. A good many of our Van Nuys people use their farms mostly to reduce the cost of living. They produce milk, eggs, butter, fruit, vegetables, chickens &c for their own use. On this basis, five acres will support a family in comfort, hiring a man and wife to do the work of both the house and of the farm.

The present ruling price of the best grade of land, within walking distance of the center of Van Nuys is $650 per acre. We are selling from the center outward, making the same price upon each subdivision in turn. Sales are actually moving rapidly, and what a man can get for this price depends to a considerable extent upon how soon he comes. Terms are one fourth down, balance 1, 2 and 3 years. A man who has money enough to make his first payment and get established, with good improvements, will have little difficulty in financing his affairs so that he can in time pay for that land out of the profits of his business.

We have not found it wise to quote prices upon any special pieces of land to people at a distance. We make it our rule to show, day by day, the best pieces of land for sale that day. So if we were to call your attention now to any special piece, the chances are that it would be sold long before you could get here to look at it. The best way is for you to write us, fully and frankly, tell us just what you want to do, and just what you have to do with. Then we will write you, just as fully and frankly, and tell you what we can do for you. Then, if it looks good to you, you would better COME and SEE FOR YOURSELF.

We hope to hear again from you soon,

Yours Truly,

L- PW.

13
WHTCR 1

May 25, 1927.

Hinkle C. Hays, Esq.,
C/o William J. Connery,
Flintridge, R. F. D. #4,
Pasadena, California.

Dear Hinkle:

Enclosed find assignments of one-half interest in Osceola and La Golondrina.

If there is anything that I can do in regard to either of these matters when in New York, wire me care of Will's office there. I am rushing this morning to get away. I know that you are going to be able to put these matters over, and I believe that we are entering a period when history is going to be told by motion pictures.

Both these plays are based on historical fact, and you will find when compared with the real facts that they are very authentic. They will have an appeal throughout all time, just as the Mission Play has proven, so that everyone who sees it becomes a walking advertisement for their children, their friends, and their friends' children. This is what keeps it going, together with the fact that it is so inspiring that everyone who sees it wishes to see it again. I go to see it two or three times every year, and did so before I become interested in it. You can get records from John of where people have attended it over a hundred times, and continue to come back, for there is nothing so enduring as a historical play with fine religious sentiment woven through it. It universally appeals to both sexes of all ages, in the various walks of life.

It was a splendid evening we had last night, and I would sooner trust the opinion of the three boys on just the little they heard, than the most learned critic.

Sincerely yours,

Van Nuys, California,
May 25, 1927.

Mr. Hinkle C. Hays,
C/o William J. Connery,
Flintridge, R. F. D. #4,
Pasadena, California.

I hereby assign an undivided one-half interest in whatever interest I may have acquired through the assignment to me of a one-half interest in a copyrighted play by John Steven McGroarty, under date of May 25th, 1927, this play being entitled "La Colondrina."

The consideration of this assignment to be that Hinkle C. Hays will use his best endeavors to lease or sell this play at his own expense, without cost to the undersigned. Price to be mutually agreed upon.

(SEAL)_____

From Times of Jan 21

Do You Want To Know

what it will cost to live in California?

The Bungalow Farm Supplement of the Van Nuys News, just issued, tells you what it will cost and what you can make. It will give you some good ideas. Call and get a copy.

We announce also a new subdivision called Bungalow Farm Court. This will not be formally opened until February 22nd, but persons who will make immediate improvements may make advance selections now.

These five-acre homes have the advantages of the city and country combined. What more can one ask? It is a new condition—a real farm in the city—the life of a country gentleman. You live in the country, but, like the Englishman with his bath tub, you take your city with you.

It is the place to make a home, to raise a family, to invest your capital, to have an income, to enjoy living. Here home will be complete—your own home on your own land, with fresh vegetables, fruit, eggs, milk, with all school advantages, city advantages and modern facilities.

Call any morning before 9 and go on private trip of inspection. Every courtesy without obligation or annoyance. See ad under "Suburban Property."

W. P. Whitsett

Owner and Developer of Van Nuys Approved Five-Acre Ranches and Suburban Homes

621 Hollingsworth Building, Sixth and Hill, Los A

GL

Inyo 917

T

Thayer

#4

Battle Creek

Mich.

S. Kreager.

nion Pacific.

YEARS AGO

travelers t
the only
lan

Arrived! 250 Dozen New

Handkerchiefs at 5c ea.

—If we were to buy these handkerchiefs on today's market, we'd pay more for them than we are asking you to pay in a retail way.

—Sheer cloth with a little corded edge. Several different styles for women.

—This is an important feature.
Aisle 4.

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e Clearance
the Year

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tains, laces, neckwear, great quantities of
new spring garments, blouses, millinery,

partments to bring this fourth wee
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ngs that

[PART II.]
d Hill Sts.
250 Dozen New
hiefs

Jan 31 1917

Mr W. P. Whitsett
Los Angeles
Cal

Dear Sir:- Please send me Farm Supplement and other information as described in this ad.

Yours truly
Fielding F. Thayer
R.R. #4
Battle Creek
Mich.

F. F. Thayer

BANK OF VAN NUYS

VAN NUYS, CALIFORNIA

WESTERN LITHO. CO., LOS ANGELES.

W. P. WHITSETT

Assessments against Oxmard Ranch.
Amounts due and del. Jan. 2, 1928.

Fulton St. Impvt. Bonds, No. 30,	----	$334.63
" " " " 13	----	176.10
		$510.73

Woodman Avenue Impvt. Bonds,		
No. 74,	----	$ 22.30
" 75	----	5.68
" 76	----	5.68
" 77	----	6.14
		$ 39.80

510.73
550.53

D E C E M B E R
28th. 1927.

MR. N. T. POWELL, TREASURER,
City of Los Angeles,
Room 9, City Hall,
Los Angeles, California.

Dear Sir:

I am enclosing herewith the following described Street Improvement Bond Assessment Receipts:

(I) - Bond No. 74 covering the Sly. 640.15 ft. of Lot 44, Tract #1000 (Oxnard Ranch) for improvement of Woodman Avenue, total amount of Bond $169.63, amount due January 1st. $22.30.

(II)- Bond No. 75, covering Ely. 330 ft. of Sly.640.15 ft. of Lot 43, Tract #1000 (Oxnard Ranch) for improvement of Woodman Avenue, amount of Bond $43.23, amount due January 1st. 5.68.

(III) - Bond No. 76, covering Wly.330 ft.of Ely.660 ft. of Sly.640.15 ft. of Lot 43,Tract #1000 (Oxnard Ranch) for improvement of Woodman Avenue, amount of Bond $43.23, due January 1st. $5.68.

(IV) - Bond No. 77, covering Sly.359.50 ft. of Nly.989.50 ft. of Wly.635 ft. of Lot 43,Tract #1000 (Oxnard Ranch) for improvement of Woodman Avenue, amount of Bond $46.72, amount due January 1st.6.14.

(V) - Bond No. 20, covering Lot 53, Tract #1000, for the improvement of Fulton Avenue (Oxnard Ranch), amount of Bond $2614.28, due January 1st. $334.63.

(VI)- Bond No. 13 covering Lot 44, Tract #1000 (Oxnard Ranch) for improvement of Fulton Avenue, amount of Bond $1375.77, amount due January 1st.176.10.

I am also enclosing my check No. 2852 for $550.53 to cover payments due January 1st. 1928.

Yours very truly,

WPW:AW
Enc. 7

Harry Chandler had the original dream of the development of this great Valley. In 1909 he optioned 47,500 acres including what is now the communities of Van Nuys, Reseda, Canoga Park and Tarzana. On those 47,500 acres there were only 6 groups of ranch buildings, all of the balance eieher in grain fields or in brush and cactus.

W.P.Whitsett bought into a square mile of that unimproved acreage and founded this Town of Van Nuys on February 22, 1911, just 22 years ago and subsequently he purchased and developed about 2,000 acres of additional land, all of which are now a part of this thriving community.

The founding and development of this community was actuated by the will and desire to make here a better place in which to live, do business and raise children and its administration during its early years was animated by that willand desire. Schools, next to transporation, received first consideration; then churches of various denominations, were helped to become established, subsidies were given for the first store buildings, the first bank, the first newspaper and many of the infant industries that now support thousands. I am told that the land for the first branch city hall across the street was given outright by Mr Whitsett.

In other words, Mr Whitsett did not engage in the business of "Selling a Townsite". He enagaged in the businessof "Building a Town". The difference, he tells me is about 10 years of hard work and a quarter of a million dollars.

From the beginning the Whitsett dream has been one of ~~small home tracts, rather than conventional~~ small combination home and farm tracts rather than conventional lots. He calls them garden- acres. He has been preaching that gospel for years. ~~He has been the special boom in town lots, as he calls it, a few years ago~~ like ~~the~~ Prophet in the wilderness of speculation.

Conditions of the past few years have proven the wisdom of that far seeing policy. The trend of industry is toward decentralization. Best posted economists declare that the salvation of the country depends on moving a large portion of the population onto small parcels of land where they can, in spare time or part time, produce at least part of what they and their families eat.

See editorial attached for further data.

April 15th., 1929.

Mr. Howard Lowenherz,
2210 Winton Road,
Columbus, Georgia.

Dear Mr. Lowenherz:

Replying to your letter of March 8, I always hesitate in encouraging anyone to come to Los Angeles on account of so many coming here without any particular plan in view and yet I have a feeling that there are real opportunities here for men with ability to analyze the situation and fight out the problems which they find.

I believe the next ten years are going to be the most active in the growth and development of Southern California. While things are a little qhiet right now, this is probably the best time for a new-comer to get his bearings.

I have recently been selected as the Chairman of the Metropolitan Water District which will have in charge the building of the Colorado River Aqueduct to bring additional water to Southern California and my time is awfully taken up with hard thankless jobs, which return no personal revenue for my endeavors, yet California has been good to me and I am glad to be of any service in these matters that are so vital to the development of this Southwestern Empire.

I am enclosing some circulars on a building plan which I am developing as a feeder for our Building-Loan Association. I believe a live man could take this proposition on a commission of 5%, getting the land at a discount from the land owners, the houses at cost and get groups of 5 employees from the large factories down town. This would enable you to keep the wolf from the door and place you in a position to learn what it is all about.

Whenever an exceptionally good buy of five or ten acres would show up here in the Valley, I would match you 50-50 on it and we would take advantage of this building organization and develop it by a few houses and sell them at a reasonable profit.

Sincerely yours,

Survey Shows:

One industry for 1,000 population

Average 2.35 acres per industry

13,300 acres now zoned for industry in Los Angeles County.

Sufficient for between five and six million people, or at an increase of one million per 10 years year enough to take care of 30 to 50 years more.

Present prevailing price $1500 to $2500 per acre with facilities.

(Copy)

W. ROSS CAMPBELL
LOS ANGELES

May 6, 1931.

ANALYSIS OF THE INDUSTRIAL PROPERTY SITUATION

1. INFLUENCE FACTORS OF INDUSTRIAL DEVELOPMENT

1. Land requirements.
2. Sufficient area for expansion.
3. Protection by proper zoning.
4. Housing facilities for employees.
5. Transportation facilities.
   (a) Rail
   (b) Highway
6. Location with respect to market.

2. RELATION OF POPULATION AND INDUSTRY

Recent surveys show that under the conditions which surround this particular section of California, one industry represents 1000 persons. 1930 Census regional area of County of Los Angeles, a population of 2,299,657 people. Survey of industries for same period shows 2,150 industries in operation. Some sources claim over 4,000, which includes small plants of needlecraft, etc.

3. RATIO OF INDUSTRY TO POPULATION

City	Population	Number of Industries	Area used in acres	Average per acre
Alhambra	29,551	30	119.	3.97
Arcadia	5,201	4	8.5	2.12
Azusa	4,803	4	150.	3.75
Monrovia	11,880	11	21.	1.92
Pomona	20,695	20	18.5	.93
Long Beach	141,390	141		
Compton	12,291	11		

4. LAND AREA FACTOR

Survey shows average amount of land occupied is 2.35 acres per industry. This item, coupled with the ratio of 1000 persons per industry, becomes a vital factor in determining the amount of industrial land that should be set aside for industrial purposes in the area of Los Angeles County.

5. Ultimate population 15,000,000
   Will need 15,000 industries
   Average acreage 2.35

   Provision made for 35,300 acres or approximately 55 sq. miles.

6. USES OF PROPERTY RATIOS

Industrial	4%
Business	5%
Apartment & Multiples	15%
Single Family Residences	37%
Recreation	5%
School & Cultural Centers	3%
Main Highways	8.3%
Local Streets	22.7%

7. HARBOR DISTRICT

Highway transportation plays a significant part in movement of freight.

Shipments of freight at the harbor, exports and imports:-

Exports at the Harbor

Total exports by rail	4.37%
" " " pipe line	94.30%
" " " truck	1.33%
	100%

Imports at the Harbor

Total imports by rail	68.5%
" " " pipe line	
" " " truck	33.5%
	100%

Freight in and out of industries in Harbor district:

Total tonnage shipped in per month by rail ..... 68,172 tons - 57%
Total tonnage shipped in per month by truck ..... 51,878 " - 43%
120,505 tons

Total tonnage shipped out per month by rail ..... 88,284 tons - 35.5%
Total tonnage shipped out per month by truck .....157,317 " - 64.5%
245,601 tons

Total inbound and outbound ..... 4,281,000 tons

58.4% is now handled by truck.

Harbor District has more industries at present than the districts of Vernon, C.M.D., Bandini, Laguna Maywood, South Gate and City Terrace.

8. COMPARISON OF EXISTING INDUSTRIES

	Industries	Acres	Average
City Terrace Industrial District	33	24.90	.75
Vernon No. 1	202	566.90	2.80
Vernon No. 2	59	98.69	1.67
Vernon No. 3 - C.M.D.	31	33.35	1.07
Bandini	15	61.13	4.07
Riverside Dr.	12	7.04	.59
Laguna Maywood	53	500.	388.
Belvedere	7	23.80	3.40
Huntington Park - Florence	48	67.42	1.40
South Gate	15	61.91	4.12
San Gabriel Valley	108	2.54	2.35
Long Beach	140	336.47	2.39

9. Total number of industries in Harbor District 404
Population in area including incorporated cities 300,000
Industries occupying 1 to 3 acres 334
" " 4 to 10 " 62
" " 10 to 100 " 41
" " 100 to 500 " 6
" " 500 to 1000 " 2

	Acres	Sq. Miles
Existing Industries	5,900	9.2
Now zoned for industries (additional)	7,400	11.6
Potential expansion	13,400	21.

10. RAILROADS NOW OWN AND HAVE AVAILABLE FOR INDUSTRIES:-

Santa Fe and subsidiaries	2800 acres	3300
Union Pacific	800 "	
Southern Pacific	200 "	

- -

11. INDIVIDUAL LISTINGS IN VICINITY OF LAGUNA MAYWOOD AND HARBOR DISTRICT

1. Telegraph Road n. Garfield 16.34 acres SantaFe trackage
Price $3000 per acre.

2. Telegraph Road near Garfield 15½ acres 930 ft. on Santa Fe R.R.
Price asking $5000 per acre

3. Telegraph Road 9.36 acres 925 ft. on Santa Fe R. R.
Asking price $4000. per acre

4. Vinvail - Perry Road. 14 acres. Southern Pacific R. R.
Asking price $2500. per acre.

5. Corner Garfield & Telegraph Road 16

6. Telegraph Road. 8.91 acres. Santa Fe R.R. Asking $3500.

7. Garfield Ave. 42 acres. Junction R. R.

8. South Gate. Chase property. 10 acres @ $15,000.

9. Grassi Co. of San Francisco. Just purchased 12.61 acres SouthGate. $2500. per acre.

10. Santa Fe R. R. and Greenwood Ave. 132 acres. Level land. Asking $3500. Will take $3000.

11. South Gate. 10 acres. S. P. & U. P.

12. South Gate. $2500 to $5000 per acre.

13. 70 acres South Gate. Just sold. Average $3000. per acre.

14. Bandini. Asking $6000 to $10,000.

15. 80 acres Alameda Street. S.P. R. R.

16. Santa Fe and Torrence. $1000. to $1500. per acre.

17. 2500 acres on map. $1000. to $1500. per acre.

18. 560 acres South of Hermosillo. Between Hermosillo and East Road and Normandie Ave. and Harbor Blvd. Price $2000. per acre.

19. 6500 acres - Montana Land Co.

20. 3800 acres Bixby Tract. No price.

Potential acreage required in next 10 years based on increase of population of 1,000,000 people.

1000 people to an industry
1000 new industries
Average 2.35 acres
Acreage required - 2350 acres.

500,000 population - 1175 acres.

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August 14, 1931

Memorandum - W. P. Whitsett

Last year about this time a number of recognized weather experts were predicting that last winter would be a wet one. Here are several predictions appearing in the Times of October 12, 1930:

> "Father Ricard, Santa Clara sun-spot observer, owing to ill health has ceased his forecasting on the sun-spot basis but last December (1929) he said that the rainy season which just preceded this would be the last of the dry years hereabouts."

Halbert P. Gillette, who has made much study of weather forecasting, predicts that this season (that is last winter) locally would be about 20 per cent wetter than the seasonal average of 15 inches of rainfall.

J. M. Miller, United States Department of Agriculture entomologist in Sequoia National Park, basing his prediction on pine needle infestation and tree corings, predicted that the 1930-1931 season will be wetter than usual.

Dr. A. E. Douglas, University of Arizona astronomer, on the basis of tree corings, expressed the belief that a wet period is to begin this year (1930).

The Indians at Truckee predicted last winter would

Greek 302f.

be wet.

THE FOLLOWING AUTHORITIES DID NOT PREDICT LAST WINTER WOULD BE A WET ONE:

Colonel H. B. Hersey, meteorologist of the local United States Weather Bureau, stated "- - there is nothing at all in the weather records compiled in Los Angeles that even hints at what this rainy season (1930) will be like-- and those records have been kept in detail for 54 years." He further stated, "These records of more than half a century show no 'cycles' or 'trends' in rainfall. They show that it rained so much one season and so much in another and if there is any relation among them it is not apparent to the sage old meteorologist.

In 1929 Scripps Institute of Oceanography at La Jolla predicted that Southern California would have four inches less than normal rainfall that year. THE ACTUAL RAINFALL THAT YEAR WAS 3.49 LESS THAN NORMAL.

On October 15, 1930, Dr. George F. McEwen, physical oceanographer at the Scripps Institute predicted that last winter would be a dry one.

On June 12, ~~1930,~~ 1931 A. F. Gorton of the Scripps Institute predicted that next winter will be a comparatively dry one.

FEBRUARY 22, 1932.

VAN NUYS IS 21 YEARS OLD TODAY.

The "News" has asked me for a resume of its history and my personal opinion as to its future.

When a son or daughter reaches that magic 21st birthday it is natural for us to indulge in some thoughts of the past and to think about their future, and in the same manner we deem it entirely pardonable to do the same with respect to our City of Van Nuys upon its becoming of age.

Many years ago I originated the slogan "The Town that was Started Right", and have endeavored to have it lived up to always. Van Nuys may be said to have sprung, on its maternal side, from the rich and fertile San Fernando Valley whose family now includes our sister communities of North Hollywood, San Fernando, Reseda, North Los Angeles, Canoga Park and Chatsworth Park, and on the paternal side from a group of men whose names stand out among the progressive and far-seeing people of Southern California. Through these parents Van Nuys was endowed at birth with a notable combination background of fruitfulness and constructiveness.

Having been brought into existence, the care and nourishment to the self supporting stage fell upon me. Continuing the comparison with a child, we may say that in its early years the infant city, precocious and lusty as it was, required eternally vigilant care. It required nursing, a proper financial and development diet, including the feeding of productive industries fast enough to create natural, healthy growth but not so fast as to induce community indigestion. As all infants do, it had to be literally supported during its early years

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and until it could begin to toddle and then walk. Dropping the analogy, those early years were intense and trying with many painful problems to be solved. Practically every industry had to be subsidized, educational facilities had to be provided, adequate transportation and a dependable water supply had to be secured and opportunities to work provided for the growing population.

It is with pardonable pride that I reminisce as to the part I had in establishing the symmetrical platting of the Townsite so that its arterial life was fed to the common Boulevard center; in the planting of miles and miles of trees that now make our streets delightful; in the comprehensive zoning restrictions (the first of its kind to be established on such a large scale in the State) which provide for orderly and protected expansion and improvement of homes, businesses and industries, and in guiding and nurturing the community during its growing years, attracting and aiding many indistries and activities such as the poultry business, factories, banks and the like to the end that, when it had reached the age when it could go "on its own" it was pre-eminent among its sister communities for healthy growth and stability.

Its spiritual growth received the same careful attention as its material support. Gifts, bonuses and free lots were given to representative Protestant and Catholic congregations alike. Every conveyance contained a stringent restriction against the manufacture, sale or distribution of intoxicating liquors so that Van Nuys was established as a "dry" town longbbefore National prohibition.

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After a sane and healthy youth, Van Nuys became impatient with the conservative, thrifty, "country" ways in which it had been reared and acquired flashy "city" ideas in the form of too many paved streets, too many lot subdivisions, special assessments, expanding industries inadequately financed and too many expensive tastes both public and private. The same inevitable reaction occurred as when our human children find they must, for financial reasons, forsake their "collegiate" ways and begin to earn their own livings by hard work.

So much for reminiscing. Our Child Community has grown up, and we may with good reason look into the future with Confidence and Hope.

Our Van Nuys Community is healthy in body, mind and spirit. No community can boast of a higher type of citizenry. Its school, church and community activities are adequately and well developed. It is richly endowed with material needs. It has learned the fallacy of speculative subdivision schemes and realizes that it possesses in its GARDEN ACRES an asset that transcends in stability, healthful growth and financial independence all of the visionary allurements of speculation. Dame Nature has endowed and fitted us pre-eminently for Production, not for Speculation.

With pardonable pride in past accomplishments, proper acknowledgment of recent mistakes, confidence in ourselves and Faith in Righteousness, let us now drop all factional differences and work

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Together to the Destiny for which Nature has so manifestly fitted us.

OUR FUTURE LIES IN RIGHT LIVING, THRIFT AND PRODUCTION.

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Original Developer of Van Nuys.

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not to be taken from files

FEB 22 1933

February 21, 1933

Mr. John Steven McGroarty,
Rancho Chupa-Rosa,
Tujunga, California

Dear Mr. McGroarty:

Following is such information as I have bearing upon the part which Mr. Whitsett played in the development of the San Fernando Valley, particularly as might pertain to the dedication ceremonies for the Valley Municipal Building.

The background, of course, presupposes the historical information you know so well beginning with the Mission Fathers grazing their great herds, and proceeding through the changes of the secularization to the drought of the early sixties which practically destroyed the grazing industry, and on through the period of the great grain ranches of the latter part of the last century with which was identified such names as Lankershim, Van Nuys, the Porters, and the Maclays.

The pioneer of the present period of intensive development was Mr. Harry Chandler. In 1909 he obtained an option on 47,500 acres which included the area comprised by the communities of Van Nuys, Reseda, Canoga Park, and Tarzana. At that time there were only six groups of ranch buildings in the entire area. After the organization by Mr. Chandler of the Suburban Home Land Company, Mr. Whitsett purchased an undivided one-half interest in a mile-square area in what was then designated as a townsite, subsequently becoming Van Nuys.

The Town was founded by Mr. Whitsett and his associates on February 22, 1911, just twenty-two years to the day, before the dedication of the Valley Administration Building next Wednesday. Under Mr. Whitsett's driving force, the development proceeded rapidly. As the Town took definite shape, it became apparent to him that the extent of the growth required a more intensively cultivated supporting area, and a complement of industry and manufacturing. This led to his purchasing several thousand additional acres around Van Nuys, on which was successfully created a nucleus of the existing poultry, berry, dairying, and truck gardening activities of the valley. These activities were founded directly by Mr. Whitsett on the principle of demonstrating conclusively and in a practical way, that they were adapted to conditions as found in the Valley.

FEB 22 1933

Mr. to Mr. Lehner
Yours
Sylm

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I do not know to what extent you are familiar with the idealistic manner in which he carried on the development of the townsite. It was in no sense a real estate promotion. His attitude was move that of building an empire of the soil in the interest of giving people an opportunity to live a natural and healthful life. For many years he has advocated what he styles the "Garden Acre Home." The underlying idea is that in a mechanical age, people are too far removed from their food supplies. Anything which upsets the industrial balance, cuts off the food supply. Under his plan, the industrial worker will spend part of his time working on a small piece of land surrounding his home, thereby supplying his table with his own produce.

It is not his purpose or intention that these garden acres would in general produce anything for sale. The present tendency toward shorter hours of work per day, and fewer days per week, and the return to the farm movement which has been sponsored by this depression, seem to have borne out in a very conclusive manner, the ideas which Mr. Whitsett first advocated many years ago. Attached is a reprint of an article by Mr. Whitsett which occurred in the Farm and Garden Magazine of November 1929, and several other printed items which bear on this point.

In developing the community of Van Nuys, Mr. Whitsett made lavish grants of land for all worthy civic and religious enterprises. Aside from commercial, industrial, and business subsidies, he gave very generously of land for schools and to churches without discrimination as to creed. He gave to the City of Los Angeles the original site for the branch city hall. About six or seven years ago, he pointed out the inadequacy of the then existing facilities for the administration of the affairs of the valley, and undertook to sponsor a new structure. Those activities may be said to have culminated in the dedication of the new building next Wednesday.

However, I do not believe Mr. Whitsett took a very active part during recent years. As I understand it, a great deal of credit goes to Councilman Randall, Mayor Porter, and possibly others, with whose activities I am less familiar.

I hope that I have given you information which will prove of value to you. My close association with Mr. Whitsett has enabled me to accumulate the facts herein presented. If you so desire, I would be glad to supplement or clarify the information here set out in any detail or particular you may desire.

Yours very truly,

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Yours very truly,

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not to be taken from Fello

FEB 22 1933

REMARKS BY W. P. WHITSETT

February 22, 1933

Twenty-two years ago on this same date, I attended the ceremonies not far from this very spot, in honor of the founding of the Town of Van Nuys. In addressing you on the joint occasion commemorating that event and the dedication of this splendid structure, I can not help but compare what I then saw with the scene that now spreads itself around us. The difference between the two scenes is the measure of twenty-two years of growth and development, the significance and symbol of which are represented in this public building.

In 1911 when the stakes were driven marking the first streets of the Town, the encircling mountains looked down upon this valley very much as they do today. But the details are all changed. From where we now stand, the level fields then stretched away in almost unbroken expanse to the mountains in every direction. To the south of us there was a small cluster of buildings known as the Kester Ranch and there were no other buildings in that direction. Out to the west was the home ranch. Far away to the north, hidden among the trees of its garden, were the buildings of the old mission almost a hundred years old.

All of this great area was given over to the growing of grain. After plowing season, the fine, rich soil was picked up by the spring winds which came occasionally, and the entire landscape was obscured in the dust. Later, when the grain was in the stalk, the valley was one continuous carpet of brilliant green. Still later in the year, the golden grain ready for the harvest, billowed and rippled in the breeze as the clattering harvesters garnered the wealth of this fertile soil.

All of that is changed and gone. A still greater and finer use has been found for the soil. Around us in every direction, are homes surrounded by productive gardens. The tree and the vine have replaced the grain. A maze of roads and transportation systems cut each other in every direction. There are more towns in the valley now than there were homes only twenty-two years ago. The average value of the land, including the cities, has probably increased forty times. One thing more than all others has made this growth, and that is water. The wealth created in this valley by the Owens River water here put to use, is probably sufficient in amount to build the Colorado River Aqueduct.

It seems to me a comparison of these two events twenty-two years apart and on the same date, is not at all inappropriate on this occasion. What has happened in the past, is an index of what may occur in the years to come. This building towering above us is but a milestone in the progress of the valley. Our fondest expectations and most fanciful visions have always been exceeded. I am sure that such will be the case in the future. This City Hall will see even greater things come to pass when the water from the Colorado River is made available to Southern California and the next wave of population which it will make possible comes this way. New orders will supercede the old. Shorter working days and fewer days per week will mean ever increasing demands for garden homes on which the unemployed hours can be profitably and healthfully expended. San Fernando Valley has still greater things before it. This building stands a monument to the conclusion of one era and the dawn of a new and greater one.

Remarks by W. F. Whitsett
CONSTRUCTION INDUSTRIES BANQUET
Biltmore Hotel - March 16, 1933

Migrations follow depressions.

When business connections become broken, home ties are uprooted and people cast about for more favored locations in which to make a new start.

With the construction work on Hoover Dam progressing well ahead of schedule; with contracts for over $11,000,000 awarded by the Metropolitan Water District of Southern California for the construction of the Colorado River Aqueduct; with the Coachella tunnels being crowded ahead under force account by our Chief Engineer and General Manager Frank E. Weymouth; with bids to be opened in the next few days for several million dollars worth of additional construction, and advertisements now running for many additional million dollars' of contracts to be let, and other specifications ready to be advertised..... in the light of all this, the eyes of the Nation are on these two major projects -- the Hoover Dam and the Colorado River Aqueduct.

Men of experience and ability throughout this nation well know that an ample, dependable supply of water for Southern California, added to all the advantages of our location and semi-tropical climate, means not only the stability of our present growth and development, but it means new opportunity, new development, new employment, and the creation of new wealth.

Our growth lies in the future and not in the past.

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Our growth lies in the future and not in the past.

Seventy-five years ago Theodore Roosevelt said -- the Mediterranean era died with the discovery of America. The Atlantic era is now at the height

of its development and must soon exhaust its natural resources. The Pacific era, the greatest of all, is just at its dawn. Japan is prodding China out of her long slumber and China, in her humiliation, will turn to western ways and markets for a solution of her problems.

The Pacific Coast is the logical market for the trans-Pacific trade. Industry is going to follow its markets more closely than ever before.

There is now setting in throughout the older industrial sections and large eastern cities, a period of decentralization. Industry, today, is more concerned with the problem of its employees than ever before. Leaders of thought and action know that we have definitely come to the shorter-hour day and the shorter-day week; that the amount of wages paid is not paramount, but the economic problem resolves itself into what the worker shall receive for those wages. The vital question is: Where do we eat? How good is it? How dependable is it? What does it cost? And how comfortable are the surroundings? The answer lies in productive garden land going hand in hand with Industry.

Locations receiving the greatest consideration today are those locations where an unmonopolized growing market is available for expansion; where productive garden land is available for the employees to profitably utilize their surplus time; where there is an ample dependable supply of water, cheap hydro-electric power, a broad range of basic commodities.

Southern California combines these fundamentals to a greater degree than any other section. There is no place we know of where a garden acre will produce as much and as great a variety of food for the family, 365 days of the year, as in Southern California.

In the High Sierras there are 2300 lakes surrounded by mountain peaks of a greater average height than in Switzerland. Los Angeles has recently purchased

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the land largely controlling this scenic territory. It should be annexed to the City of Los Angeles and made a great park. These attractions are yet undeveloped and when fully realized and utilized will make this district more renowned as a summer playground than it has been as a winter resort.

New desert recreational possibilities will be opened up by the Colorado River Aqueduct. It is going to become more popular to bathe under the beneficial rays of the sun in our deserts in winter than it has been at our beaches in the summer.

Southern California is becoming world renowned as a cultural center. Already it is the mecca of men and women famed in science, letters and the arts.

Modern invention has reduced the distance that formerly separated California from the rest of the nation. Improved ~~xxxxxxxxxxxxxxxx~~ highways, highly-efficient light speedy automobiles, the swift airplane and trans-continental railways striving to compete, plus a growing desire in the citizenry of this country to "see America first" are combining to bring about an unprecedented all-year-round tourist traffic.

All these natural advantages make for new growth and development -- for balanced and well-rounded living.

Few of us have a true conception of the wealth creating opportunities and possibilities of these great twin projects -- the Hoover Dam and the Colorado River Aqueduct. The harnessing and controlling of the power of the Colorado River and the bringing of this life-giving water to Southern California assures that this section will be a self-sustaining economic unit, subsisting largely on its own growth throughout a long period of prosperity.

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for security and independence which is responsible for the back-to-the-land movement that is now taking place, is creating a great fundamental urge for more homes. Add to this the increasing desire of Industry to locate where potential and growing trans-Pacific markets are available, and the conclusion must be reached that the migration of Industry and population is headed directly to Southern California in ever-increasing proportions.

Let us therefore emulate the fighting spirit of the early pioneers who carved this empire from the desert. Let us go forth from this day with new hope, new courage, and new determination to make this "new deal" win.

Southern California is the most favored part of the nation and we should set the example, lead the way. This body of men should send the message of new hope, courage and determination to carry on, back to Franklin D. Roosevelt, President of these United States of America.

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UNIVERSITY OF CALIFORNIA
RADIO SERVICE

MIRACLE IN THE DESERT

Broadcast #3007, U.E.#479
9:45 p.m., Sunday, November 12, 1939
Station KGO, San Francisco, and the California NBC Blue Network

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ANNOUNCER: At Furnace Creek, the lowest and hottest part of California's Death Valley, date palms and other vegetation flourish where once there was only barren desolation. Tonight the University Explorer tells how similar wastelands of the state are being salvaged. He calls the story "MIRACLE IN THE DESERT." This University of California program is presented under the auspices of the California Alumni Association. And now, the University Explorer!

EXPLORER: Good evening, ladies and gentlemen. Perhaps you remember how Elijah, hiding in the desert, was miraculously fed by ravens. Well, if the early settlers of California could return today, they would surely agree that no less miraculous is the way in which whole deserts have been turned into green fields to feed not only local inhabitants, but those of far-away states and nations as well. Hundreds of square miles of land which once contained nothing but sagebrush and were considered worthless, are now known to be among the most productive in the United States. The story of this remarkable transformation is the story of how water was brought to a country where there is virtually no rainfall during the growing season. I heard this story from Martin R. Huberty, associate professor of irrigation investigations and practice on the Los Angeles campus of the University of California.

A godd deal of romance has surrounded the story of gold discovery in California, but there is equal romance in making the desert bloom; a production of wealth which dwarfs the bonanza of an El Dorado. For example, the building of the first canal from the Colorado River to Imperial Valley wrought a magic change. Before the summer of 1900, this great flat expanse was truly a desert. But two years later the valley crops averaged from 60 to 80 dollars for each of the 165,000 acres irrigated, and the population of the valley had passed the 10,000 mark. A similar transformation is found in rice-growing. In 1910 the Pacific Coast produced not a pound of rice; ten years later California's crop amounted to 30,000,000 pounds, which had been grown on stiff clay lands formerly considered worthless. Today, the completion of the All-American Canal and the undertaking of the great Central Valley Project may herald the final stages of the struggle to convert California's deserts into profitable agricultural lands.

Irrigation itself is not exactly a recent development. In China the practice of diverting river water for the use of crops dates back some 2,800 years B.C. Babylon and ancient Egypt were empires founded on the agricultural wealth of irrigation. Even in our own country, the ditch has a long history. There is evidence in Los Animas Valley in New Mexico, that the Chinle Indian tribes of the 12th century had an irrigation system very similar to the one employed there today, and the Hopis and Aztecs also had extensive water works to serve their agricultural tracts.

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There is a certain amount of disagreement as to who invented irrigation in its modern form. Some have claimed the honor for the Mormons of Utah on the basis of their use of the waters of City Creek in 1847 to grow potatoes in what is now the business section of Salt Lake City. However, Professor Huberty believes that Californians have an even better claim to the honor of originating modern methods. The records of the Mill Creek Ditch indicate that it was located at the time the extension of the San Gabriel Mission was established at Redlands. This ditch has been in continuous use ever since and as far as is known has never been re-located. Another California pre-Mormon development was that of B. D. Wilson in what is now West Riverside. Wilson constructed the Agua Mansa ditch there when he bought the land from Don Juan Bandini shortly after 1840.

Still another part of an early irrigation system was disclosed two years ago when heavy floods in the San Diego River unearthed an old rock dam built in the canyon bed under direction of the mission fathers. In the development of the San Diego Mission about 1776, a masonry dam was built in the canyon, and from it a canal led water down the south rim of the valley for a distance of about six miles, where it crossed over by conduit. The recentlypuncovered structure lies about a mile below the masonry dam, indicating that the mission people attempted to divert water directly into the valley, but that after building the rock dam they found that the material on which it lay was too porous to prevent the flow of underground water.

Professor Huberty describes an interesting effect of reclaiming our desert land. It sometimes changes our rivers into deserts themselves! You are probably familiar with the old story of the man who tried to drown himself by jumping into the Los Angeles River and instead broke his leg when he lit on the dry bed. This joke can't be so extremely old, for there was once quite a lot of water in the Los Angeles River, and in many other stream beds that are now dry. Early settlers wrote of the clear water in the streams at every season of the year, and there were once a good many flowing wells. But as the headwaters of the streams were dammed and tapped for irrigation, and as the land was dotted with wells for the same purpose, the water table gradually lowered until most streams disappeared at the surface, though maintaining their underground flow. Also, because of the lowered water table, a number of the old irrigation systems fell into disuse.

The effects of irrigation on the soil and the appearance of rivers, however, are not by any means the limit of influence. Irrigation has far-reaching social, economic, and legal aspects. Huberty points out that successful irrigation requires a good deal of cooperation among those who use the water and that it always results in close social organization of some kind. The Hammurabic Code which ruled ancient Babylon 4000 years ago gives evidence to support this fact. For example, here's an excerpt from its irrigation laws:

"If anyone is too lazy to keep his dikes in order and fails to do so, and if a breach is made in his dike and the fields have been flooded with water, the man in whose dike the breach was opened shall replace the grain which he has destroyed.

"If he is not able to replace the grain, he and his property shall be sold, and the people whose grain tbe water carried off shall share the proceeds.

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"If anyone opens his irrigation canals to let in water, but is careless and the water floods the field of his neighbor, he shall measure out grain to the latter in proportion to the yield of the neighboring field."

As in ancient Babylon, irrigation in California has led to community development and laws to govern it. The city of Los Angeles is largely the outgrowth of an irrigation project. The law which provided for the location of the tiny pueblo specified that all lands should be examined for irrigation possibilities and declared, "The selection of the place in which the pueblo is to be situated must be moderately elevated.....and in the immediate neighborhood of the mother ditch, providing that from the pueblo there can be seen the whole or a major part of the agricultural lands." As the city grew in population, it reached out farther and farther for water. Curiously, the great size of the area over which Los Angeles now spreads itself was due to irrigation needs, for when the water was carried in from Owens Valley, a provision in the law prohibited the water's use outside city boundaries. Because much of the water was to be used to irrigate San Fernando Valley, the city limits were extended to include great areas whose principal inhabitants at the time were jackrabbits.

Through the process of turning arid land into profitable farming country, a sort of Utopia was expected by at least one hopeful writer of 1904. Said he, "As to the conditions of life that will obtain in this great southwest, the.....California of today furnishes perhaps the best example. The small, intensive farm or ranch, scientifically worked, is the rule. The dependence of all upon water has caused a merging of individual into community interests, and a practical elimination of competition as between man and man." But, to put it mildly, this prophecy proved to be overly-optimistic. As som pioneer sage once remarked, "Whiskey was made to drink, and water to fight over." California history seems to bear out this quip, for the riches which water brings have made it the object of a constant struggle.

In the early days, cattlemen and homesteaders settled their differences with guns, but in later years water disputes were settled by civil judges instead of coroner's juries. Water controversies filled the court dockets and sometimes lawsuits were indefinitely prolonged so as to tie up a lucrative supply of water. In one case, a set of defendants, who expected to lose eventually, paid out $5,000 a year in legal costs to keep the case open while they used water worth some $100,000 a year. In another famous fight, that involving the Strathmore-Lindsay irrigation district, about $2,000,000 was spent in litigation over a water system which was capitalized at only $.,400,000. This battle dragged through the courts for many years and only recently was apparently settled by arbitration among the farmers involved. However, the case has since been re-opened.

Since early days the doctrine of riparian rights has been in force in California. This means that those owning property along a natural stream bed have a right to use the water. The concept is based on old English common law, which provided that those adjoining a river could use the water so long as they returned it to the stream undiminished. This provision was designed for mill owners and is

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hardly applicable to irrigation, for water used in irrigation can't very easily be returned to the stream. Consequently the old law was revised in implication when applied to California farm lands in the decision of the famous water case of Lux versus Haggin.

Riparian rights are still recognized, but they have lately been tempered by a court decision limiting them to "reasonable use" of the water. This was the case of Peabody versus the City of Vallejo. It is only natural that the idea of reasonable use should develop, for irrigation requires cooperation if it is to serve the greatest good. It has also required extensive collaboration between state and federal governments and other agencies, including the State University.

The most ambitious undertaking now in progress in California is the great Central Valley Project, which is to provide water for the comparatively dry San Joaquin Valley. It's been realized for a long time that some means should be devised to bring more water to these fertile plains. Their water deficiency was revealed by a survey undertaken in the 1880's by the first state engineer, William H. Hall, and the problem has been a live one ever since. At one time it was proposed to irrigate the west side of the valley by using the waters of Tulare Lake, but fortunately this scheme was not put into effect. Professor Hilgard of the University of California, one of the pioneer authorities on salinity problems as related to irrigation and soils, was credited with avoiding this mistake. He reported the discovery of large cottonwood stumps standing on the bottom of the lake. From this he deduced that during a dry cycle of weather, the lake floor had been waterless for a long time, long enough for the cottonwoods to mature before the lake was again flooded, killing the trees. Since Tulare Lake had dried up in the past, it was reasonable to suppose that it would disappear again, and history later confirmed his prediction---Tulare Lake went dry.

The present Central Valley Project involves the diversion of an entire river and its replacement by another. Instead of allowing the San Joaquin to flow north into San Francisco Bay, it will be diverted to water the thirsty areas between Madera and Bakersfield. But the lands which lay along its old course must have water, too, so a supply will be brought down from the Sacramento, which drains the northern part of the state. By means of the Shasta Dam, which will be the second highest in the United States, the Sacramento's waters will be impounded above Redding to regulate their flow. Before the waters reach San Francisco Bay, they will be taken from the river and forced up into the San Joaquin Valley by a series of pumping stations. Contra Costa County will benefit, too, for fresh water will be supplied to farmers and manufacturers there who have been bothered by the encroachment of salt water into the river delta region.

The key to water development in the lower basin of the Colorado River is Boulder Dam---which has a capacity of 32,000,000 acre feet. Water released into the channel comes down to Parker Dam, the headworks of the Metropolitan Water District, which is to supply the cities of the Los Angeles area. Farther down is Imperial Dam, the headworks of the All-American Canal, so called not for patriotic reasons, but because it runs its course entirely on American soil in contrast to the old canal which meandered through Mexican territory before reaching the dry earth of Imperial Valley. This new canal, which will open additional acres to intensive farming, is expected to be put in use some time this year.

hardly applicable to irrigation, for water used in irrigation can't very easily be returned to the stream. Consequently the old law was revised in implication when applied to California farm lands in the decision of the famous water case of Lux versus Haggin.

Riparian rights are still recognized, but they have lately been tempered by a court decision limiting them to "reasonable use" of the water. This was the case of Peabody versus the City of Vallejo. It is only natural that the idea of reasonable use should develop, for irrigation requires cooperation if it is to serve the greatest good. It has also required extensive collaboration between state and federal governments and other agencies, including the State University.

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In all this water development, the University's experts, working mainly under the direction of Professor Frank Adams, have aided farmers and engineers alike in solving the many problems. For example, a study has just been completed of the use of water by the principal crops in Coachella Valley so as to aid in designing the irrigation system there, and, in addition, a study was made of the quality of the present water supply. Jointly with the State Engineer, the College of Agriculture reviews all federal flood control project reports in the state. Other phases of irrigation ranging from erosion control to use of water by plants are also being given attention. In this way the University labors side by side with governmental agencies to help achieve new miracles in the desert, thus increasing our agricultural wealth and basic prosperity.

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Aug. 14, 1945

Mr. W. H. Daum
600 E. 8th St.
Los Angeles, Calif.

Dear Mr. Daum:

Re: Sears Location
Metropolitan Shopping Center

Enclosed find layout of proposed Metropolitan Shopping Center, showing certain frontage set aside temporarily for a "Sears" operation.

The following determination was arrived at yesterday in conference with Mr. W. P. Whitsett as follows:

1. Sell to Sears-Roebuck & Co. the Northwest Corner of Kittridge and Van Nuys Blvd. having a frontage of 440 feet on Van Nuys Blvd. and an approximate frontage of 455.8 ft. on Kittridge St.

2. The Seller to remove all buildings from site at his expense.

3. The Seller further agrees to participate with buyer in a mutual easement arrangement whereby a service entrance can be established at point indicated on sketch, each party to grant to the other a permanent easement over a strip of land at least 150 feet deep and of a width to be mutually agreed upon.

4. The full consideration to be $250,000.00, all cash.

5. Seller will agree to pay W. H. Daum, as agent, the regular Realty Board commission in full.

6. Seller will furnish to Buyer through Escrow a Certificate of Title Insurance showing property free and clear of all incumbrance, except taxes for fiscal year 1945-46, said taxes to be adjusted to close of Escrow, and subject to usual easements, rights of way, etc. of record.

It might be stated further that Seller proposes to improve all remaining frontage as quickly as conditions will permit and to a depth as shown on sketch, and also to install necessary improvements for a modern and well equipped parking area to the west of store area as per sketch, and it is suggested that this parking area will be available for full use of patrons of all stores in the block, including Sears, and it is suggested that no fence or obstruction be erected to hinder such free use of any and all parking area created by both Buyer and Seller.

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4. The full consideration to be $280,000.00, all cash.

5. Seller will agree to pay W. H. Daum, as agent, the regular Realty Board commission in full.

6. Seller will furnish to Buyer through Escrow a Certificate of Title Insurance showing property free and clear of all incumbrance, except taxes for fiscal year 1944-45, said taxes to be adjusted to close of Escrow, and subject to usual easements, rights of way, etc. of record.

It might be stated further that Seller proposes to improve all remaining frontage as quickly as conditions will permit and to a depth as shown on sketch, and also to install necessary improvements for a modern and well equipped parking area to the west of store area as per sketch, and it is suggested that this parking area will be available for full use of patrons of all stores in the block, including Sears, and it is suggested that no fence or obstruction be erected to hinder such free use of any and all parking area created by both Buyer and Seller.

WHT
CR1

July 3, 1944

Dear Mr. Page,

We have read with much interest the life of I. N. Van Nuys which you so kindly mailed me. He was truly a pioneer builder in the basic industry of agriculture and had the ability to hold together his great ranch here in the San Fernando Valley, and the vision to lay the foundation for the present great development here at Van Nuys.

When I purchased my interest here, back in 1910, Mr. Chandler told me the story which you so graphically relate in your memoirs, and the further fact that Mr. I. N. Van Nuys turned the 47,000 acres over to his Suburban Homes Company for much less than was offered by others because he believed that Mr. Chandler loved the Valley for restoring his health, as he had learned to love it in wooing bountiful crops from its warm, rich soil, and felt that Mr. Chandler's group would come nearer to developing its suburban home possibilities than the others who were seeking to purchase the ranch. After Mr. Chandler related these facts to me upon my purchase of the section of land to start the first town on the 47,000 acres, he said: "Whitsett, what are you going to call the town?" I replied that I had not given it any thought. "Well," he said, "if you don't decide to call it Whitsett, I would like you to call it Van Nuys, on account of the sentiments which I have expressed." Sensing how deeply he felt in regard to those sentiments, I replied: "The name will be Van Nuys."

We have kept the faith. Through very trying times, we have laid the foundations broad enough, at unsparing sacrifices and cost, so that a great city might some day stand in the center of the 47,000-acre Van Nuys grain field.

Recently I have succeeded in locating on 400 acres west of the Birmingham Hospital a Junior College

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Recently I have succeeded in locating on 400 acres west of the Birmingham Hospital a Junior College

While there still is land available, I would like to see a great Van Nuys Memorial Park, Y.M.C.A. and Y.W.C.A. Headquarters, and Memorial to all those from the Valley who give their lives in the present war - tied in together. If we can present a logical plan and select a suitable place, I am sure we could carry a bond election to make it worthy of all - an outstanding Memorial Park, commemorating the faith, struggles, and achievements of the past, pointing to a more hopeful, better, and happier future!

Let's talk it over.

Sincerely,

Mr. James R. Page,
210 West Seventh Street,
Los Angeles 14, California.

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Sincerely,

Mr. James R. Page,
210 West Seventh Street,
Los Angeles 14, California.

Mr. W. H. Daum

We wish to advise you that we have definite assurance from several large key concerns of their desire and intention to become established here, and negotiations are proceeding now on the intimate details of these deals, although the basis and fundamental details of guaranteed rent and percentage have been agreed upon.

We are reserving space in the project only for those concerns of reputation, and who have ability to produce volume sales, and who can make a real contribution to the project, and render a real service to the buying public.

We will hold this matter open for you for a limited time on your verbal statement of quick action, and will be happy to render any possible assistance and co-operation that we can to bring the matter to a satisfactory conclusion at the earliest date.

Most Cordially yours,

METROPOLITAN SHOPPING CENTER

By_____

RLK:hsh
Enc:
cc: W. P. Whitsett

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METROPOLITAN SHOPPING CENTER

By_____

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Enc:
cc: W. P. Whitsett

REALTORS
Roy C. Seeley Co.
RESULTS
ESTABLISHED 1908

Roy C. Seeley Company

BUSINESS AND INDUSTRIAL REALTORS

PACIFIC ELECTRIC BUILDING

Los Angeles, Cal. Zone 14

TRINITY 1214

M. CAMPBELL
M. E. GRIFFIN
J. K. MACOMBER
ROY C. SEELEY
J. C. WHITE

PROPERTIES
RENTED
LEASED
SOLD
APPRAISED
PURCHASED
DEVELOPED
FINANCED
COMPLETELY MANAGED

March 27, 1946

Mr. W. P. Whitsett
6410 Van Nuys Blvd.
Van Nuys, California

Dear Mr. Whitsett:

Under date of March 16, 1946, we presented the data on your new business development in Van Nuys to Mr. Walter J. Brunmark, Vice President of The May Company.

Unfortunately, he was just leaving for New York and expected to be in the East for possibly two weeks. On his return, we expect to have a conference with him relative to the possibility of interesting him further in this development as a possible location for a May Company store.

On March 19, 1946, we presented this matter to Mr. P. G. Winnett, President of Bullocks Inc. It was referred to Mr. M. E. Arnett, Vice President, who handles such matters for Bullocks. Yesterday, we had a very satisfactory interview with Mr. Arnett and after a long discussion, he advised that he would have a special meeting with a committee of their Board of Directors who pass on such matters, which he hoped to be able to arrange within the next few days, and would arrange another conference with us at an early date.

We will follow up these presentations and keep you advised as they develop.

Very truly yours,

ROY C. SEELEY COMPANY

By C. L. Bankson
C. L. Bankson

CLB:dd
CC: Mr. Roy L. Kent
517 North Brand Blvd.
Glendale 3, California

10,485 Miles

Indian River Hotel – Rockledge.

LOAN AGENCY OF

The Northwestern Mutual Life Insurance Company

OF MILWAUKEE, WIS.

ARTHUR C. HURT, LOAN AGENT

ROOM 1031, A. G. BARTLETT BLDG.

215 WEST 7TH STREET

LOS ANGELES 14, CAL.,

July 12, 1946.

Mr. W. P. Whitsett
6410 Van Nuys Blvd.
Van Nuys, California

Dear Mr. Whitseet:

I have read a letter of Famous Department Stores, Inc., dated June 20, 1946, addressed to Coldwell, Banker and Company in regard to the location of a store by said department store in Van Nuys.

I call your attention to the following paragraphs in said letter:

1. I do not believe it will be desirable to construct for said firm a building containing main floor, basement, balcony and so construct it that a second and third floor can be added. The initial cost of such a building will be excessive under existing conditions. If the firm should have a store with main floor, a merchandise basement covering about two-thirds of building area and a balcony covering one-third main floor area, it should surely be adequate.

2. I do not like options in favor of other people. The lease should be a firm lease, if any, for substantially the entire term.

3. The percentage of sales on land and building will probably produce an unsatisfactory income. Famous is not known to pay large percentage rentals. Such a lease to a firm like J. C. Penney Company would be no criterion for minimum rent to Famous. The percentage on land, as well as building, should be in line with reasonable value of land and not limited as indicated in the Famous letter. Maximum income on land on a 3% basis might be insufficient to pay taxes on the land.

My comments in regard to Paragraph 1 above applies to Paragraph 8.

Paragraph 10 contains impossible provisions under existing building conditions. I heretofore stated to you that I consider Famous Department Stores one of the less desirable merchandising firms in Los Angeles area. In the past and probably to a large extent now they deal in a very cheap grade of merchandise and do not have the drawing power of a firm like Penney, Grant or Montgomery Ward & Company. It does not, of course, mean that they could not do a good job in Van Nuys and pay a satisfactory rental.

Personally, I would prefer checking with other prospects before giving any firm commitment.

I enclose letter from Coldwell, Banker to Roy L. Kent and letter of Famous Department Stores to Coldwell, Banker and Company.

Very truly yours,

Arthur C. Hoot

Loan Agent

ACH:GS
Encls.

September 4, 1946

Thrifty Drug Stores Co., Incorporated
1340 E. 7th Street
Los Angeles 21, California

Att: Mr. D. W. Montieth

Gentlemen:

We received a copy of your proposed store lay-out for the Van Nuys store from Mr. Webber's office which we notice contemplates the construction of a basement.

This basement idea is something new as there had never been any discussion or thought of a basement up to now, however this would seem to be a wise move in order to allow more space for sales area in the store.

Mr. Whitsett will agree to construct this building for you with a basement providing adequate provisions can be made for net guaranteed rental, and in that connection I am suggesting a change in the lease as follows:

Omit from the present lease the paragraph beginning on page 2, line 5 and ending on line 11 and substituting therefore the following:

In no event shall the rental actually paid to lessor in any one calendar year be less than a sum equal to 8% on the actual cost of the building to be built by said lessor as stipulated under schedule (B) attached hereto, plus the full amount of all city and county taxes on land and improvements owned by said lessor and to be occupied by said lessee.

The total cost of said building shall be evidenced by either the low bid on a general contract, including architects and engineers fees or the sum total of all labor and material used together with total of all sub-contracts, architects and engineers fees and etc., as required to complete said building, but not including any fixtures or equipment installations as herein provided to be done by the lessee.

The net guarantee rental determined as above is to be prorated for the fractional portion of the year at the beginning and at the end of the term hereof.

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RESULTS
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BUSINESS AND INDUSTRIAL REALTORS

PACIFIC ELECTRIC BUILDING

Los Angeles, Cal.

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PROPERTIES
RENTED
LEASED
SOLD
APPRAISED
PURCHASED
DEVELOPED
FINANCED
COMPLETELY MANAGED

Zone 14

September 30, 1946

Mr. W. P. Whitsett
6711 Van Nuys Boulevard
Van Nuys, California

Dear Mr. Whitsett:

In connection with the development of your Van Nuys Boulevard property, we would suggest for your consideration, the possibility of interesting Eaton's Southern California Restaurants in a high-class Restaurant, Drive-In, and Hotel Cottage development similar to the one they so successfully operate in the Pasadena area.

Their plans would probably contemplate a lease of your entire property, including lessor financed improvements, on a basis of a percentage lease with a guaranteed minimum.

On a basis of their present operations, we believe that if a satisfactory lease can be arranged that it would produce a greater revenue than would accrue from multiple leases to various types of retail business, with the added convenience of dealing with only one successful, highly financially responsible lessee.

If this meets with your approval, we would be pleased to prepare and present to the Eaton's Southern California Restaurants management, a complete analysis of the property and district, together with suggestions as to its development to best meet their requirements.

Very truly yours,

ROY C. SEELEY COMPANY

By C. L. Bankson
C. L. Bankson

CLB:kcn

SAN GABRIEL
MISSION PLAY
FOUNDATION

BOX 75 • SAN GABRIEL, CALIFORNIA

November 27, 1946

Mr. W. P. Whitsett
6711 Van Nuys Blvd.
Van Nuys, California

Dear Mr. Whitsett:

This is a message I know will be of interest to you. For many years you were one of John Steven McGroarty's supporters and admirers. The following news should, therefore, please you.

The people of the City of San Gabriel have acquired the Mission Playhouse and on next January Fifteenth a gala revival of the "Mission Play" is proposed. It will be produced under the administration of the San Gabriel Mission Play Foundation, a non-profit community organization.

The Board of Directors of the Foundation would like to include your name on our general sponsoring committee which is headed by Governor Earl Warren and already includes many leaders of our Southland. There is no financial responsibility beyond your initial membership, as per attached blank. All sustaining members will receive two tickets and all founder members will receive a box for the opening performance.

Since the Mission Playhouse was built expressly for the celebrated world-famous "Mission Play", it is of importance to the whole of cultural California that John Steven McGroarty's great drama of the California Missions shall again be presented annually. No single event has so eloquently depicted the history and romance of our state as has this great Play, witnessed by over two million persons from all over the world.

I feel sure that you are keenly interested in the re-establishment of this dramatic symbol of California heritage. Your participation in the present campaign will gladden all of our hearts.

Sincerely,

Adrian Awan

Adrian Awan
Executive Producer

AA/b
Enc.

NATIONAL DISTRIBUTORS OF GENERAL MERCHANDISE
BUTLER BROTHERS
CHICAGO · ST. LOUIS · BALTIMORE · NEW YORK · MINNEAPOLIS · DALLAS · SAN FRANCISCO

HOWARD AND FREMONT STREETS, SAN FRANCISCO 19, CALIFORNIA

February 5, 1947

Mr. W. P. Whitsett
6410 Van Nuys Blvd.
Van Nuys, California

Dear Mr. Whitsett:

Since Mr. Rodeman has left our employ, I am taking care of his correspondence.

Recently the president of Scott-Burr Corporation in the company of one of their real estate men was in Van Nuys and completely checked the location with the assistance of Mr. Rodeman's survey and have definitely turned down the deal for the present time.

If the status of this deal changes in the near future, I am sure that they will get in touch with you as their real estate man will be located in Southern California permanently.

Very truly yours

Lease-Location Manager

LSPost/p

CARL HINSHAW
20TH DISTRICT CALIFORNIA
(42D, 43D, 47TH, AND 48TH
ASSEMBLY DISTRICTS,
LOS ANGELES COUNTY)

COMMITTEE:
INTERSTATE AND FOREIGN COMMERCE

Congress of the United States
House of Representatives
Washington, D. C.

March 4, 1947

Mr. W. P. Whitsett
6711 Van Nuys Boulevard
Van Nuys, California

My dear Mr. Whitsett:

Indeed I understand your letter of February 13. You can count upon it that we here will do our best.

With every good wish to you and your very charming wife, I am,

Sincerely yours,

Carl Hinshaw

CARL HINSHAW, M. C.

Remarks of W. P. Whitsett
on the occasion of "On-The-Air" celebration
of Station KGIL - October 19, 1947

Thank you, Walter Mendenhall. I am sure that you with your Van Nuys News have played a leading role in telling the world about the San Fernando Valley, - long before we were fortunate enough to have a radio station of our own. I want to extend my congratulations and best wishes to all those who are responsible for establishing Station KGIL.

Years ago, I predicated that one half of the future citizens of Los Angeles would locate in the San Fernando Valley. But I find that I underestimated the trend. Listen to the facts. "The City of Los Angeles has acquired 87,761 additional dwelling units since 1940, - an increase of 15%. Almost exactly one half of these new homes were built in the spacious San Fernando Valley. This means a gain of 86½% for the Valley as compared with the 15% gain of the City as a whole.

This trend of the last seven years is bound to continue. For population increase MUST go where there is available space and an ample water supply.

Water has been, and will continue to be, the determining factor in the growth and development of Southern California. We have here in the San Fernando Valley the most abundant and dependable water supply of any section of Southern California. Our underground water system of steel mains totals more than 1500 miles - and some of them are big enough to walk through.

This system was designed to give one inch continuous flow to every 7½ acres, meeting the agricultural requirements of the rances. But this same flow is the exact amount required by thirty-five 50 foot residential lots into which 7½ acres can be subdivided. So we planned in advance for what is now taking place.

Besides the water available from the Owens River and Colorado River Acqueduct, the San Fernando Valley has its underground reserves which are replenished by flood-controlled streams draining the vast areas of its surrounding mountains.

Migration to the Pacific Coast is on the march.

Los Angeles, in the last ten years, has jumped from fifth place to be the third largest City of the United States. It is destined to be the world's greatest City.

Our San Fernando Valley, comprising one half the area of Los Angeles, contains within itself as many square miles as the City of Chicago. Consider these facts, and ponder the possibilities.

Personally, I am proud that my town of Van Nuys, - where I have lived and dreamed and worked for nearly forty years is the capital of this great Valley. And I am happy that we have Station KGIL to broadcast our story to the world.

Remarks of W. P. Whitsett
on the occasion of "On-The-Air" celebration
of Station KGIL - October 19, 1947

Thank you, Walter Mendenhall. I am sure that you with your Van Nuys News have played a leading role in telling the world about the San Fernando Valley. - long before we were fortunate enough to have a radio station of our own. I want to extend my congratulations and best wishes to all those who are responsible for establishing Station KGIL.

Years ago, I predicated that one half of the future citizens of Los Angeles would locate in the San Fernando Valley. But I find that I underestimated the trend. Listen to the facts. "The City of Los Angeles has acquired 87,761 additional dwelling units since 1940. - an increase of 15%. Almost exactly one half of these new homes were built in the spacious San Fernando Valley. This means a gain of 85% for the Valley as compared with the 15% gain of the City as a whole.

This trend of the last seven years is bound to continue. For population increase MUST go where there is available space and an ample water supply.

Water has been, and will continue to be, the determining factor in the growth and development of Southern California. We have here in the San Fernando Valley the most abundant and dependable water supply of any section of Southern California. Our underground water system of steel mains totals more than 1500 miles - and some of them are big enough to walk through.

This system was designed to give one inch continuous flow to every 7½ acres, meeting the agricultural requirements of the ranches. But this same flow is the exact amount required by thirty-five 50 foot residential lots into which 7½ acres can be subdivided. So we planned in advance for what is now taking place.

Besides thewater available from the Owens River and Colorado River Aqueduct, the San Fernando Valley has its underground reservoirs which are replenished by flood-controlled streams draining the vast areas of its surrounding mountains.

Migration to the Pacific Coast is on the march.

Los Angeles, in the last ten years, has jumped from fifth place to be the third largest City of the United States. It is destined to be the world's greatest City.

Our San Fernando Valley, comprising one half the area of Los Angeles, contains within itself as many square miles as the City of Chicago. Consider these facts, and ponder the possibilities.

Personally, I am proud that my town of Van Nuys, - where I have lived and dreamed and worked for nearly forty years is the capital of this great Valley. And I am happy that we have Station KGIL to broadcast our story to the world.

November 20, 1947

Mr. Huber E. Smutz, Zoning Administrator
Room 361 - City Hall
Los Angeles, 12, California

RE: Z.A. Case No. 9941

My dear Mr. Smutz:

I was deeply impressed by the very fair and intelligent manner in which you conducted the hearing of the above mentioned case on Monday, November 17th, and wish to express my appreciation.

Because I have worked so many years trying to plan here a development which will be an asset to the community, I cannot afford to make any mistakes.

I would like so much to have the opportunity of going over my plans with you, here on the ground, and getting the benefit of your wide experience in these matters.

So I will greatly appreciate your setting a time, most convenient to you, when we can go over this development together.

Very sincerely,

W. P. Whitsett

Roy Kent.
Kindly follow and make the appointment when we can both be present. Important before he makes his recommendations
WPW

mw

W. P. WHITSETT
VAN NUYS, CALIFORNIA

March 8, 1948

Mr. Huber E. Smutz, Zoning Adminstrator
361 City Hall
Los Angeles, 12, California

Dear Sir:-

The undersigned are the owners of the premises at 14524 Archwood Street adjoining the area which W. P. Whitsett proposes to develop as a parking lot. Our driveway and garage are located about 18 inches from the East line of our property.

If Mr. Whitsett will pave the portion of our lot between our driveway and garage and his property and will also erect a steel post and wire fence 6 feet high on our East and South property lines we prefer that to having a wall and set-back for parking along our property for the reason that, in our opinion, a set-back will be a constant catch-all for trash and rubbish and that a wall may interfere with future negotiations for the sale of our property.

Very truly,

D. R. Wilkinson

Mrs. D. R. Wilkinson

I agree to pave above described strip of land and to erect described fence at no expense to Mr. and Mrs. Wilkinson.

W. P. Whitsett

1. ORGAN FACTORY
2. CHURCHS
3. POST OFFICE
4. CITY HALL
5. BANK OF VAN NUYS
6. PROVIDENT BUILDING & LOAN
7. ETC.

DEVELOPMENT OF VAN NUYS

WOOLWORTH BUILDI

LOS ANGELES SUBURBAN HOMES COMPANY

OF THE HISTORIC SAN FERNANDO VALLEY

OWNERS AND DEVELOPERS

OF THE

VAN NUYS AND LANKERSHIM LANDS

EMBRACING THE FOLLOWING EXTENSIVE RANCHOS:

SHEEP RANCHO, 7,500 ACRES; KESTER RANCHO, 7,500 ACRES; HOME RANCHO, 6,200 ACRES; WEST RANCHO, 5,000 ACRES; PATTON RANCHO, 6,000 ACRES; WORKMAN RANCHO, 7,000 ACRES; ALL LYING AT THE NORTHERLY GATES OF THE CITY.

H. J. WHITLEY, GEN'L MGR.
OFFICE: 319-324 TRUST & SAVINGS BLDG.
6TH AND SPRING STREETS

LOS ANGELES, CALIFORNIA, August 3, 1911.

Mr. W. P. Whitsett,

319 S. Hill St.,

City.

Dear Mr. Whitsett:

In making the deal with the Railroad Company relative to depots and other improvements at Van Nuys, it was agreed that the lands along the railroad right of way afterward subdivided as blocks 35, 58 and 59 should be set aside for indistrial purposes only. By the establishment of restrictions as outlined and adopted, we thought that we had covered this, but as we allow many classes of business to be carried on on these lots, with the exception of the saloon business, and restricting other portions of the townsite against the same, thus driving manufacturing and such businesses on to these lands.

The Railroad Company now raises a point that residences, livery-stables, resturaunts, hotels and lodging houses, if erected on said lots will make an increase in the insurance rate which will make them undesirable and so they cannot be used for ordinary industries such as grain and hay warehouses, packing establishments and manufacturing plants.

They therefore desire that a restriction against these things be placed on said lots and in some manner be made a matter of record. We therefore enclose you herewith a letter to the Title Insurance and Trust Company in this regard, which is self-explanatory and which will be accepted by the Southern Pacific engineer according to certificate thereto attached. Therefore if agreeable to you and you approve of same, kindly sign the original copy of the letter to the Title Insurance and Trust Company returning same to this office.

We enclose you four copies. Keep one for your files, returning the other three.

Very respectfully,

BOARD OF CONTROL

RVM/D
ENC

Los Angeles, Cal., Sept. 18, 1913.

Mr. H. J. Whitley, General Manager,
L. A. Suburban Homes Company,
Los Angeles, California.

Dear Sir:

After very carefully considering this piano proposition, I do not see how I can do anything more toward it, and as much as I would like to contribute to the splendid enthusiasm of Mr. Johnston and Mr. Bell, I am obligated to Mr. Batchelor and Mr. Rankin to help establish the chicken industry which you have started, which I permitted myself to be drawn into because I thought it was a good thing. I am now spending in houses and pumping plant on North Raymer Acres right at $10,000 to encourage Mr. Hubbell in establishing himself there. I will probably spend between $12,000.00 and $15,000.00 for my home there at Van Nuys. Was led into this to give local people employment there ~~and that~~ until the organ factory could be established at Van Nuys.

We have taken our Van Nuys people over to the organ factory and have told them in order to get them to contribute their mite that that was the factory that would be moved to Van Nuys as soon as the present building under construction is completed. We have sold some few lots to the workmen over at the piano factory and others to our local people at Van Nuys on the strength of this being done, and I feel it would be embarrasing to all concerned if this organ factory was not moved immediately upon completion of the present factory. I know it would be impossible to do business locally if a little second hand machinery was shipped in and a few workmen from some other point instead of getting the magnificent factory which we have shown our people and pictured in such glowing terms when the building is completed. With the ardor of our local people dampened by this change, I do not see how we could get the results that we could otherwise.

Now I am anxious and always ready to do my part and I want to pay what I owe on the Owensmouth buildings and I want to complete my buildings on the Raymer Tract and my building in the town, and after taking care of these things I hope that I will have a little money left to put in where it will help the chicken industry as I am already pledged to that through my desire to help you out with the Petaluma people.

Very truly,

_____

To the L.A. Times:-

Van Nuys 1-9-15

A decided innovation will be introduced into the new $100,000 high school building which is nearing completion in the town of Van Nuys. The trustees, this week, decided to install a $10,000 pipe organ in the large auditorium of the building, which will have a seating capacity of 900. This marks the first known uses of a pipe organ in any public school in the state.

The aim of the trustees is to establish a branch of musical education in the Van Nuys schools, that at present is difficult to secure outside of the largest exclusive music schools in the country. Many of the churches have allowed the use of their organs for pupils to practise upon, but this privilege is gradually being withdrawn.

The addition of this organ will also advance the community center idea of public school auditoriums, and will allow the people of Van Nuys the privilege of having the highest class of musical recitals.

Prof. Nathan F. Smith, supervising principal ofthe Schools, was a strong advocate for this new departure, and figures that it will attract many pupils.

The design and specifications for the organ were prepared by the Johnston Organ and Piano Mfg. Co. of Van Nuys, who will be the builders. There will be twenty five stops, 1099 speaking pipes, and a set of fine cathedral chimes, which will allow a wide range of effects. The organ will rank with the best in the country for quality.

A teacher for the music department of the schools, will be selected nextseason, who will be a proficient organist, and able to teach on that instrument. Van Nuys is rapidly becoming noted as music center, having a fully organized band, a music study club which includes a number of prominent soloists, and an orchestra in the schools.

1-9-15

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Frank M. Keffer, Correspondent

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Los Angeles County Superintendent of Schools Mark Keppel in commenting on this organ stated that the people of Van Nuys are to be congratulated upon the action which they have taken in placing their high school in the foremost rank, giving its pupils an opportunity to obtain a musical education not to be had in any other high school on the Pacific Coast, and is a step in the right direction as the pipe organ appears destined to be the musical instrument of the future and there is an ever increasing demand for organ players.

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FRANK M. KEFFER, Correspondent.

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Dec 21, 1915.

H.J.Whitley,
Los Angeles, Cal.

Dear Sir:-

In regard to the communication from the Christian Science people, we have simply taken the same position with them that we took with the other churches, namely that they shall keep back two blocks from the boulevard. We have gone on record with them in this matter and they have built some fine buildings in comparison with that with the Christian Science people propose to erect.

I have suggested lot 12, block 51, as a good location for their building. It is diagonal from the High School grounds and it is owned by a Syndicate of Van Nuys people, who have stated that they would be willing to trade other lots which they own, with anyone who has already purchased property and who might object to the location of the building.

The Presbyterian location is lot 24, block 65, with a $10,000 building; the Methodist is lot 37, block 6, with an $8,000 building; the Baptist is lot 12, block 51, with a $3000 building, so you can readily see by these locations that lot 12, block 51, would balance with the Churches which have already been built.

Yours very truly

WPW/HDR.

LOS ANGELES SUBURBAN HOMES COMPANY

OF THE HISTORIC SAN FERNANDO VALLEY

OWNERS AND DEVELOPERS
OF THE
VAN NUYS AND LANKERSHIM LANDS

EMBRACING THE FOLLOWING EXTENSIVE RANCHOS:

Sheep Rancho, 7,000 Acres; Kester Rancho, 7,000 Acres; Home Rancho, 6,200 Acres; West Rancho 5,000 Acres; Patton Rancho, 6,000 Acres; Workman Ranch, 7,000 Acres; all lying at the Northerly Gates of the City

H. J. WHITLEY, GEN'L MGR.
OFFICE: 1007-1010 TITLE INSURANCE BLDG.
FIFTH AND SPRING STREETS
HOME: 60804 SUNSET: BDWY. 1261

LOS ANGELES, CALIFORNIA. Dec. 27, 1915.

Mr. W. P. Whitsett,
Van Nuys, California.

Dear Sir:

Your favor of December 21st at hand and I note what you say regarding the location of the Christian Science Church which the people propose to erect. In reply will say that I approve of what you suggest in the way of location, and as you say, it would balance up the churches which have already been built and should make satisfaction all around. Of course we would not wish to bring a hardship on adjoining property, and as you suggest, it could be traded for other lots which the Van Nuys Syndicate owns.

I just received a letter from Mr. Anderson stating that he will be here with full plans, specifications and details tomorrow noon. We at once called you up but could not reach you and then advised Mr. Keffer to try and see you and arrange for a meeting of the Canning people for Wednesday evening so that the canning matters can be fully discussed.

Respectfully yours,

H. J. Whitley

HJW/CD
Dict.

Los Angeles, Cal.
January 31, 1916

BOARD OF CONTROL.

Mr. W. P. Whitsett has consented to devote his entire time for the space of one year on the following conditions:

1st. In consideration of Mr. Whitsett's devoting his time and attention to the business of the Organ Company, in effecting a selling organization and sale of factory. Five per cent (5%) commission to be paid him on all orders accepted at the factory within one year, or until Factory is sold (it being understood that Factory is to be sold within one year).

2nd. In case of sale of Factory within the year a commission of twenty-five per cent.(25%) to be paid to him when sold at best price obtainable, in no event to be less than fifty per cent.(50%) net to bond holders of their total investment paid in in cash.

3rd. If necessary to establish clear title, the Bonds to be foreclosed before he submits Factory for sale in the Spring.

4th. In order to make best showing possible, sufficient money to be advanced to operate in a conservative and economical manner, to be advanced as needed, and not exceed $50,000.°°. Whitsett's one-fourth to be taken care of through the Van Nuys Townsite Trust.

5th. Banking arrangements made whereby good paper taken on sale of organs can be used to forty-five (45%) per cent. of its face value.

6th. That Geo. Hanna and W. C. Davis continue to cooperate in management of the factory during the period prior to sale of Factory..

W. P. WHITSETT,

W. C. DAVIS.

GEO. HANNA.

Accepted

W. P. Whitsett.
Harry Chandler.
O. F. Brant.
H. J. Whitley.

W. P. Whitsett the above agreement is copy referred to in our letter of 4/7/16

Title Insurance and Trust Company
By PPW

Mrs. Gun.

Gen.

PHONES { Home 60804
Broadway 1261

MARIAN TOWNSITE
OWENSMOUTH TOWNSITE LANDS

H. J. WHITLEY SYNDICATE

OWNERS AND DEVELOPERS

Of over $2,000,000 of Sugar Beet, Bean and Orchard Lands in the Heart of the San Fernando Valley, near and fronting Paved Boulevards and Electric Railroad, and under $2,600,000 Distribution System for Owens River Water

635-640 I. N. Van Nuys Building, Seventh and Spring Streets

Los Angeles, Cal., June 28, 1917.

Mr. W. P. Whitsett,
Van Nuys, Cal.

Dear Sir:

We hand you herewith three copies of request from the Southern California Edison Company for a right of way to erect a line of poles and wires along the south line of Lots 7 to 12 inclusive, Block 61, Tract 1200, which kindly sign and return to this office.

Respectfully yours,

BOARD OF CONTROL

BY H J Whitley
Gen. Mgr.

D
enc

(COPY)

July 25, 1917

O. F. Brant,
General Manager, Title Insurance and Trust Co.,
Los Angeles.

Dear Sir:-

Will you help me get this matter closed up?

My balance and bill of last November against The California Organ Co. remains unpaid.

Mr. Whitsett approved it. Mr. Davis objected to one item and refused to pay any of the bill.

Mr. Whitsett takes the stand that, having approved it, it is Mr. Davis' move. But for nine months Mr. Davis has declined to move.

At Mr. Whitsett's suggestion I saw Mr. Hanna. Mr. Hanna says that if the bill is owed it should be paid at once and in any case it should be decided and settled. He saw Mr. Davis once or twice in the last week but up to yesterday evening when I spoke to Mr. Davis on the phone nothing had been done.

Mr. Davis speaks about my bringing Mr. Whitsett in there if I want action, but it is not for me to bring the committee together or tell Mr. Whitsett what he shall do.

Thus the matter stands. It seems to work a considerable injustice to me. I asked that the matter be fixed up before Mr. Whitsett goes away. If the aqueduct had not broken he would have gone last Saturday for the summer. It is possible to have the matter straightened out this week before he goes away and I will very greatly appreciate it if you will start any action that will bring the matter to an end this week.

It is apparently clear that the bill is owed, but in any case it should be decided without further delay and the matter dismissed.

I hope you will pardon me for bringing the matter to you, but action had to come from somewhere and I think you will feel that I have waited a sufficiently long time.

Very respectfully,

July 26, 1917

O. F. Brant,
Title Insurance and Trust Co.,
City.

Dear Sir:-

In order that you may have a correct idea of my connection with The California Organ Co. I will tell you what happened so far as I am concerned.

In February 1916 Mr. Whitsett sought me to help with advertising and selling work for the organ compnay. He had little to offer. Mr. Davis suggested $100 a month for what I might do for or furnish them. I asked them what they expected and Mr. Whitsett laughingly said: all your time, day and night, your office, equipment and $65 a month stenographer. This, of course, was of no interest to me. Later Mr. Whitsett and Mr. Davis agreed among themselves that they would offer me $150 a month if I would help them. For the way the matter was going to take my time this was of no interest at all to me. It would just about pay the running expenses of my office with nothing at all for my own time. I had been giving Mr. Whitsett service when he needed it and desired to continue doing so. He called on me numerous times. Finally I told him and Mr. Davis that the offer of compenstion did not compensate and was nothing to consider in itself but in the spirit of service I agreed to go ahead for a time for the $150 a month; the idea being conveyed that as matters worked out better things would be done.

At that time I had a good proposition calling for me which I was obliged to let go on account of the organ company.

Had I understood that there was to be confusion and conflicting interests and conditions I would have left it severely alone. As soon as I discovered how things were I saw what was bound to be the outcome and urged Mr. Whitsett to get the whole matter in different shape or get entirely free from it quickly. I urged it when he left for the East in March or April? He didn't see it that way them. He was gone over a month. When he came back he was well impressed with what The California Organ Co had but was in a notion to get rid of it as quickly as possible. This pleased me and I encourgaed him to go ahead and get rid of it.

From beginning I wanted to get out of it but I would not lie down or desert even if I was bound to get mixed up in a disagreeable thing and get hurt. I would rather have been faithful than to have saved myself by quitting. All the time, however, I wanted to do something else and I was making nothing, not even any wages. Mr. Whitsett saw that I could not go along on such conditions indefinitely and figured how he should keep me in. He made the proposition that I should be paid a commission on any sales that I want out and made.

On May 24th he addressed a letter to the Advisory Board stating to them the idea he was working along and a general outline of things for their approval. In that outline appeared the following which I quote from my copy:

"Supplied by The C-G Co.:
1 stenographer and bookkeeper
1 office
4 desks
2 typewriters
1 telephone
other equipment and personal service (S H C) $35.00 (wkly)

" In additon to directing office and salesmen, S. H. Creager to give special personal attention to Christian Science list as far as possible and practicable and to things requiring special attention from headquarters. To have $35 a week expense money and railroad transportation and Pulman and to receive 10% on any business he may pick up."

On this basis we went ahead until we got Mr. Elliott out here and discontinued the office and activity at this end.

In carrying on the work no one knew the California Orggn Co. and I could not make a credit arrangmenttfor them . I asked Mr. Davis for a small deposit that I could check against and be responsible for to take care of these many items. He said the matter was up to Mr. Whitsett as he had charge of the sales department and I could take it up with him and if he wanted he, Mr. Davis, would consider it. Mr. Whitsett was East at that time and I simply paid the bills as they came along and sent my itemized statement to the organ company for the amount. Mr. Whitsett preferred it to be this way when he came home and so it ran along. There seemed no other way for me to do unless everything stopped. The telegraph companies would not even leave a message unless I paid it or had it charged to The C-G Co.

My statements to the organ company, therefore, itemized and covered such things as postage, long distance phones, telegrams, photographs, advertising, small items of transportation, checks sent to salesmen to prevent delay and loss to the company etc. These bills went to the factory and after being O Kd by Mr. Whitsett were paid, up to Oct 12th.

After that none were paid; first I suppose because they were short of money at the time and then when Mr. Davis raised a question about the $410 commission on Fifth Church Hollywood I suppose his idea in not paying the other items on the statement was to keep from becoming liable for the $410 by so doing.

I continually trued to do the best thing and render service to the company by sending checks or expense money to the salesmento keep them from being held up somewhere at loss and expense to the company whenever it was necessary to do so. I did these things out of my own pocket in the spirit of service to the company and waited to get my checks to cover from the company which sometimes were very late.

In return for this I have waited nine months and haven't got back what I advanced in this manner to say nothing of my $150 for November, and other items of expense as well as the one commission.

My statement stands as follows:

Balance Oct 31	$260.40
Telephone calls Oct 25 to 31	.60
Commission on Fifth Church	410.10
Expenses Pittsburg and up North	30.00
Short rate bill received from C S Monitor at end of contract year	26.74
	727.74

The first item is like all statements preceding it. $150 of it is my check for Oct, $110.40 for money paid out as usual.

The second item arrived too late to be included in first.

The third is covered in this letter.

The fourth: I made a hurried trip east in July at my own expense and made several stops especially to do work for the organ company where I personally knew organs were going to be purchased. I let that all come under the proposition that if I should get an order I would have 10%. The side trip to Pittsburg was at Mr. Whitsett's special request to see a large organ handler there whom he had met in the spring and see if we could not get him to handle some of our organs. For that and two or three days expenses that I put in around San Francisco at Mr. Whitsett's telegraphic request on my way home I only charged $30 which about got me by with the extra expense in an economical way.

The short rate bill speaks for itself. It was not anything that could be avoided since we did not continue with our contract.

If there is anything here that is not rightfully due me I would be glad to be shown. I want only what is due and right.

Now then, I am sorry enough to have been mixed up in unpleasant surroundings. It has cost me a mighty lot of unpleasantness even if I get the money due me. I would go a long way round to avoid anything like it. It is not my element. I got in to it and staid in through a spirit of service and my former connections with Mr. Whitsett which I wish to say for the most part I have enjoyed very much. I am glad that I did not lie down or quit even if I knew that nothing better than what came could come out of such a set of conditions as existed.

As to my making any agreement to deliver a certain amount of business as you inquired about over the phone I will repeat as I said to you I would not make such an agreement with any man on earth about anything that I ever saw. This letter shows all the agreements I had anything to do with in connection with the organ company.

I thank you for your time and since I know now that the matter should not have come to you I am sorry to have bothered you. Out of justice to myself and everyone concerned, however, it is right and best that I send you this correct statement of affairs.

Respectfully,

Address

I am particularly addressing you men and women who have established homes along the course of the Tujunga, Pacoima, and Los Angeles Rivers, from mountains to harbor, during past dry years. Lift your minds from discouragement the torrential rains, returning in climatic cycles, are now bringing upon you in the shape of water and mud every few days.

You voted bonds which should give you protection from floods. Soon Pacoima Dam - 375 feet high, will be completed. Then destructive floods from Pacoima will be controlled - released gradually - to sink through the gravel cones into the underground reservoir that underlies San Fernando Valley - whence they can be lifted as needed. Pacoima's flow will be equated - then Wilson Creek and May Creek can be turned into Pacoima near the San Fernando Mission as recommended by Storm Control Engineer Tuttle, preventing damage along Brand Boulevard and around Mission Acres; providing this water, together with that gradually released from Pacoima Dam, is turned into the west branch of Big Tujunga just north or south of the Southern Pacific Railroad, as recommended by ex-City Engineer Van Normand. This will also prevent the damage and annoyance Van Nuys is now suffering. The east wash of Tujunga now carries most of the water, and the large porous gravel channel of the west wash will absorb much of this water from Pacoima, so no damage should result to property owners along it.

As a private citizen in deepest sympathy with you flood harassed men and women, I want to tell you that I heard Chief Engineer William Mulholland say he could take the money already voted for the Big Tujunga and build that dam sooner than it could be built by any one else, if he was permitted to use the great and efficient organization of the Department of Water. Having heard this statement as a Commission of Water & Power for the City of Los Angeles, possibly I should not give it broadcast as a private citizen; but when I see the suffering, the destruction, caused in Lankershim and Burbank districts along the east branch of the Big Tujunga - see it all along the Los Angeles River to the sea - realize that our harbor is being silted with garden land from San Fernando Valley - destroying employment, production and spreading disaster and discouragement ---- I say it is time for everyone to speak out - to stop this needless destruction and waste.

If you agree, then let us put the great organization of the Water Department to work in this emergency. San Francisquito Dam is just completed and Chief Engineer Mulholland has trained men and equipment available to start immediately upon Big Tujunga Dam.

In the name of humanity, let us stop this needless property destruction by raging flood water - let's put an end to needless discouragement and heartaches - let's make this water our servant, instead of allowing it to become our master.

I am particularly addressing you men and women who have established homes along the course of the Tujunga, Pacoima, and Los Angeles Rivers, from mountains to harbor, during past dry years. Lift your minds from discouragement the torrential rains, returning in climatic cycles, are now bringing upon you in the shape of water and mud every few days.

You voted bonds which should give you protection from floods. Soon Pacoima Dam - 375 feet high, will be completed. Then destructive floods from Pacoima will be controlled - released gradually - to sink through the gravel cones into the underground reservoir that underlies San Fernando Valley - whence they can be lifted as needed. Pacoima's flow will be equated - then Wilson Creek and Hay Creek can be turned into Pacoima near the San Fernando Mission as recommended by Storm Control Engineer Tuttle, preventing damage along Brand Boulevard and around Mission Cres; providing this water, together with that gradually released from Pacoima Dam, is turned into the west branch of Big Tujunga just north of south of the Southern Pacific Railroad, as recommended by ex-City Engineer Van Norman. This will also prevent the damage and annoyance Van Nuys is now suffering. The east wash of Tujunga now carries most of the water, and the large porous gravel channel of the west wash will absorb much of this water from Pacoima, so no damage should result to property owners along it.

As a private citizen in deepest sympathy with you flood harassed men and women, I want to tell you that I heard Chief Engineer William Mulholland say he could take the money already voted for the Big Tujunga and build that dam sooner than it could be built by any one else, if he was permitted to use the great and efficient organization of the Department of Water. Having heard this statement as a Commission of Water & Power for the City of Los Angeles, possibly I should not give it broadcast as a private citizen; but when I see the suffering, the destruction, caused in Lankershim and Burbank districts along the east branch of the Big Tujunga - see it all along the Los Angeles River to the sea - realize that our harbor is being silted with garden land from San Fernando Valley - destroying employment, production and spreading disaster and discouragement ---- I say it is time for everyone to speak out - to stop this needless destruction and waste.

If you agree, then let us put the great organization of the Water Department to work in this emergency. San Fernando Dam is just completed and Chief Engineer Mulholland has trained men and equipment available to start immediately upon Big Tujunga Dam.

In the name of humanity, let us stop this needless property destruction by raging flood water - let's put an end to needless discouragement and heartaches - let's make this water our servant, instead of allowing it to become our master.

STATEMENT OF CONDITION OF THE FIRST NATIONAL BANK OF VAN NUYS,

CALIFORNIA, AT THE CLOSE OF BUSINESS, JANUARY 7, 1918.

RESOURCES

LOANS:-

A. Demand not secured	$ 44,764.12	
B. Demand secured by stocks and bonds	1,840.05	
C. Dem. secured by other personal security	9,079.19	
D. On time, not secured	154,328.61	
E. On time, secured by stocks and bonds	29,400.00	
F. On time, secured by personal security	72,918.66	
G. Secured by real estate mortgages	6,800.00	$319,130.63
Overdrafts	981.33	981.33
Liberty Bond	16,546.60	
U. S. Bonds to secure circulation	50,000.00	
Premiums	2,400.00	
Redemption	2,500.00	
War Savings Certificates	899.00	72,345.60
Bonds securing State & Municipal Deposits	35,000.00	35,000.00
Stock Federal Reserve Bank	1,750.00	
Value of Banking House	19,500.00	
Furniture and fixtures	5,221.56	
Other real estate owned	868.48	25,590.04
Federal Reserve Bank	21,006.73	
Cash	7,787.33	28,794.06
Merchants National Bank, L.A.	2,951.40	
Citizens National Bank, L.A.	1,595.92	
First National Bank, L.A.	29,006.09	
Crocker National Bank, S.F.	7,678.71	
Chase National Bank, N.Y.	1,976.23	43,208.35
Home Savings Bank, L.A.	3,072.29	3,072.29
Expense	282.75	
Interest paid	70.50	
TOTAL ASSETS		$530,225.55

L I A B I L I T I E S

Capital Stock	$50,000.00	
Surplus	12,000.00	
Undivided profits	565.22	$ 62,565.22
Circulation	47,000.00	47,000.00
Discount and interest	750.83	
Exchange	.85	
Rents	177.50	
Safe deposit boxes	2.50	931.68
Reserve for interest	556.56	556.56
Individual deposits	226,570.33	
Public money	25,000.00	
Cashier's Checks	4,820.47	256,390.80
Term deposits	53,234.93	
Time certificates	59,294.71	112,529.64
Dividends unpaid	245.00	245.00
Bills Payable	50,000.00	50,000.00
Suspense	6.65	
TOTAL LIABILITIES		$530,225.55

E A R N I N G S

1917

Interest collected.....	22,870.00	
Exchange.....	45.11	
Rents.....	1,973.85	
Insurance commissions.....	500.00	
Safety deposit boxes.....	163.75	
Miscellaneous earnings.....	357.15	
Undivided profits 1917 - 1/1/17.....	211.72	$26,121.58

DISTRIBUTION OF EARNINGS

1917

Dividend.....	3,500.00	
Surplus.....	2,000.00	
Expense.....	10,613.07	
Interest paid.....	6,543.95	
Taxes paid.....	1,781.18	
Loss charged off.....	1,118.16	
Undivided profits 1/1/18.....	565.22	$26,121.58

YEAR	TOTAL DEPOSITS		TOTAL RESOURCES
1912	159,283.59		270,709.43
1913	161,846.99	2,563.40	274,740.41
1914	194,164.28	32,417.29	306,568.02
1915	215,306.70	21,142.42	333,937.18
1916	316,862.21	101,555.51	438,772.55
1917	368,920.44	52,058.23	530,225.55

1917		1918		
Time accounts	172	Time accounts	243	
Checking accounts	717	Checking accounts	879	
Total	889	Total	1122	(Increase 233)

All City & County Taxes for 1917-18 are paid -
All Corporation Taxes 1917-18 - Paid.

L O A N S

No.	Name	Amount.	Tot. Liab.
4381	I. W. Sallee	300.00	300.00
82	Frances I. Bohlander & G. A. Bohlander	1100.00	1100.00
83	J. T. Coleman	200.00	200.00
84	Streeter & Riddell, Inc.,	977.50	1977.50
85	H. A. Panossian	75.00	75.00
86	B. E. Halverson	200.00	700.00
87	N. J. Balkins	100.00	2300.00
88	L. W. Whitson	200.00	2408.75
89	F. E. Viel	80.00	80.00
90	Jesse Gledhill	25.00	25.00
91	Joe Schleimer	100.00	100.00
92	R. B. Smith	150.00	3150.00
93	W. J. Fowler and M. S. Bowman	225.00	225.00
94	Shirley Huffaker	50.00	50.00
95	Rhoda E. Harris	75.00	75.00
96	F. D. Hudson	300.00	1617.35
97	Randolph Tico	600.00	2600.00
98	N. J. Witmer and J. B. Mollett	160.00	835.00
99	N. J. Witmer and J. B. Langum	675.00	675.00
4400	M. A. Schofield & A. C. Olsen	2000.00	4800.00
01	D. M. Gibson and Mrs. D. M. Gibson	35.00	35.00
02	W. C. Planalp	300.00	2200.00
03	W. H. Deeter--Fernando Valley Feed & Fuel Co.	300.00	300.00
04	Frank J. Green & Lillian Green	250.00	250.00
05	J. T. Pappas	200.00	200.00
06	H. M. Lord	500.00	4500.00
07	John E. Williams	150.00	150.00
08	R. L. Johansen and Harold Johansen (C/M)	300.00	300.00
09	I. W. Sallee	500.00	500.00
10	Wm. J. Walters	500.00	500.00
11	Claude Gearhart and Howard Hubbell	30.00	30.00
12	W. H. Luntsford	150.00	150.00
13	W. F. James	50.00	200.00
14	B. E. Halverson	500.00	700.00
15	Lee W. Miller and M. W. Miller	500.00	2250.00
16	B. R. Holloway	500.00	1500.00
17	B. F. Elliott	687.08	687.08
18	Alex Jeffrey	6000.00	6000.00
19	J. B. Mollett	300.00	300.00
20	L. R. Paxton	400.00	2350.00
21	Van Nuys Lumber Co.	481.50	4481.50
22	H. J. Clever	500.00	500.00
23	M. J. Ely	100.00	300.00
24	H. A. Bates	50.00	100.00
25	Elson & Gledhill (C/M)	350.00	350.00
26	J. B. Geddes	50.00	50.00
27	I. B. Michel	100.00	840.76
28	J. N. Hansen	150.00	2300.00
29	Henry F. Newton	50.00	50.00
30	G. B. Chambers	100.00	100.00
31	W. A. Patterson	300.00	300.00
32	C. M. Beecher	125.00	125.00

Loans continued.

NO.	NAME.	AMOUNT.	TOT. LIAB.
4433	D. M. Gibson	30.00	65.00
34	F. N. Baker	150.00	200.00
35	W. G. Fulton	40.00	40.00
36	U. G. Chadeayne (Secured)	1800.00	3800.00
37	G. A. Anderson & Valley Concrete Pipe Co.	142.00	142.00
38	J. G. Penland	100.00	100.00
39	W. R. Lehman	150.00	150.00
40	W. J. Petit	1500.00	3600.00
41	I. L. Hamilton and Mary E. Hamilton	350.00	600.00
42	M. J. Ely	200.00	300.00
43	G. A. Knueppel	400.00	400.00
44	F. N. Baker	50.00	200.00
45	G. G. Steere (10sh. Fer. Val. Feed Co.)	600.00	600.00
46	J. S. Baker (C/M)	6000.00	7300.00
47	Do	1300.00	7300.00
48	A. C. Mentry	150.00	2150.00
49	Chester M. Gammon	350.00	350.00
50	H. A. Bates	100.00	100.00
51	W. F. Prather and J. P. Prather (Secured)	3450.00	3450.00
52	R. B. Smith	350.00	3150.00
53	C. Scrivner	200.00	250.00
54	J. N. Chase and J. W. Chase	2456.61	2456.61
55	H. L. Taylor	150.00	150.00
56	G. A. Salisbury and Edith C. Salisbury	100.00	100.00
57	W. C. Planalp	200.00	2200.00
58	A. P. Alley	40.00	40.00
59	W. F. Hancock and P. Bobeldyk	50.00	50.00
60	Wm. E. Oliver (Secured)	3900.00	4400.00

EXPENSE ACCOUNT

Dec. 18, 1917, - Jan. 7, 1918.

Date.	Name.	Explanation	No.	Amount.
12/21/17	So. Cal. Edison Co.	Lights for November	1159	13.61
12/24/17	Cash Items		1160	106.89
12/26/17	Comptroller of Currency	Bank Examination	1161	34.58
12/28/17	Woman's Club, Zelzah	Donation	1162	25.00
12/31/17	Lewis E. Bliss	Salary	1163	250.00
"	Paul F. Shepard	"	1164	125.00
"	Josephine Mollett	"	1165	75.00
"	Eunice Jackson	"	1166	50.00
"	John Stepan	Janitor	1167	20.00
"	Neuner Company	Stationery	1168	5.16
"	J. B. Kunz Co.	Stationery	1169	19.45
"	Grimes Stassforth	Stationery	1170	2.71
1/2/18	Pacific Tel. Co.	Telephone	1171	19.88
1/3/18	Times-Mirror Co.	Midwinter Number	1172	100.00
1/3/18	Neuner Company	Imprinting	1173	1.06
1/5/18	Pacific Chem. Co.	Janitor supplies	1175	2.50
1/5/18	J. A. Bailey	Repairs	1174	38.59
1/7/18	Neuner Company	Supplies	1176	.63
1/8/18	Cash Items		1177	20.35
	Total Expenses			910.41

I will move about that House
In a day or 10
I made 100 per acre

October 1981

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

December 1981

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Monday

23

November 1981

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

1981
November

VAN NUYS, CALIFORNIA, THURSDAY, AUGUST 25, 1921

VAN NUYS TO HAVE STRONG STATE BANK

CHARTER APPLICATION APPROVED FOR INSTITUTION WITH CAPITAL OF $100,000 AND $25,000 SURPLUS

F. M. Smith, W. P. Whitsett, Mark Grimes and M. C. Sutton Are the Organizers---Stock Being Widely Distributed Among Local People---Site Selected for $50,000 Building

Van Nuys is to have another banking institution, which is now being organized, and which is expected to be ready to serve the public within the next few months. The institution will be known as "Bank of Van Nuys" and will have a capitalization of $100,000.00, with a surplus of $25,000.00. A charter for the new bank has been granted by the state banking commissioner, Jonathon S. Dodge.

The organization is in the hands of F. M. Smith, who has conducted large banks in Nebraska and Arkansas, and W. P. Whitsett, Mark Grimes and Mark C. Sutton, local business men. The stock is being placed as widely as possible among the local business men and ranchers and it is the aim of the organizers to make this a community bank which will be of the greatest service in building up the business enterprises and the development of agricultural pursuits. More than half the stock has been sold and it is expected that all will be placed within the next ten days.

The plans call for a $50,000.00 building, to be located at Sherman Way and Sylvan street, where W. P. Whitsett's office has stood since the opening of the tract in 1911. It will contain a large banking room, several storerooms, and business offices on the second floor. Both a commercial and savings department will be conducted by the bank.

F. M. Smith, one of the organizers who will devote his entire time to the institution, has been actively engaged in banking for the last thirty-six years. In 1885 Mr. Smith started in the banking business with the First National Bank of McCook, Neb., with which he served until 1889, when he organized a bank in Malvern, Ark., and continued there as cashier for eight years. In 1897 Mr. Smith opened a private bank in DeQueen, Ark., which later was under state control and in 1900 went into the national system. He served as cashier of this institution until January, 1916. In that year he came to California and Washington on a trip and later returned to DuQueen, where he organized a state bank with which institution he has been connected until recently.

Mr. Smith comes to Van Nuys with many high class recommendations and will be a valuable addition to our community.

SELECTING HENS FOR LAYING

Idea That If Fowls Are Compelled to Molt Early They Will Lay in Fall Is Wrong.

Laying hens should be allowed to molt naturally. The common idea that if hens are compelled to molt early they will quickly feather out and commence laying early in the fall is erroneous. An early molt is not a sign of early fall production. Usually the late molting hen is the heavier producer. In fact a lack of feather growth is suggested by G. W. Hervey of the University of Missouri college of agriculture as one of the points to consider when selecting hens for winter laying.

Very often show birds are forced into a summer molt by a restriction of feed. This is done so that the birds may be in full feather once more for the early show season. This should never be practiced with utility stock. It will cause production to stop and weaken the hens at a time of the year when full strength is needed. It is unwise to change the general character of the feed. The addition of some oil carrying ingredient, however, such as sunflower seed, will aid in the development of new feathers.

CHICKENS FOR WINTER EGGS

Careful Selection of Fowls and Getting Them Into Good Condition, Is Best Practice.

Careful selection of the fowls that are apt to be kept for winter egg producing, and getting them into condition to produce a maximum yield of eggs, will more than repay one for the time and trouble taken. Not only is it advantageous from many points of view, but it is necessary if one expects a satisfactory yield of winter eggs. The principal reason for making early selections is to get uniform fowls of the right age at the right time, but it is also necessary that they be properly fed and cared for so that they be properly brought to the laying point at the earliest possible date.

PLAN FOR CHICKEN FEEDI

Slotted Trough Prevents Fowls F Hopping in and Wading A

ern part of the state.

Although the lead in the attem to stop reckless driving is to taken by Mayor Cryer of Los Ang les, the effort is to be general i stead of specific on the part of p lice court judges in Southern Ca fornia cities particularly and in t various sheriffs' offices.

Reckless driving, it is pointed ou is a matter of individual inclinatio rather than epedemical, and it with the individual that the poli court judges are planning particula ly to deal. A spirit of recklessne evidenced by boyish drivers of trucl and delivery wagons, while not pa ticipating in accidents themselves, communicated to motorists wh would otherwise be law-abiding dri ers.

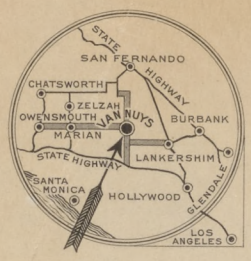
In St. Louis a campaign again thoughtless operators of motor ca has been steadily conducted over period of years and it is only recen ly that results have been obtain there, so that at the present time S Louis is said to be the safest cit trafficly speaking, in America. Chi credit for its safety is given to th stern and fair attitude of its poli judges in dealing with traffic o fenders.

Out of 10,000 traffic law violator who appeared before Judge Mix o that city, only four were repeater according to a report received b Automobile Club officials.

Checks are to be kept in variou police courts throughout the south ern part of the state on traffic lav violators which it is hoped will b instrumental in the conducting of general campaign to stop reckles driving, not only on city streets bu on suburban highways.

"Cops" have no authority unles they are backed up by the polic courts, according to their own testi mony, and it is the plan of the po lice courts from now on to back u the "cop" who is stationed as a mo orcycle officer on the highways o in a blue uniform on the city streets

L. A. CITY VALUATION INCREASED $84,007,37



W. P. WHITSETT, PRESIDENT

F. M. SMITH, VICE-PRES. AND CASHIER W. E. BIERKAMP, VICE PRESIDENT

BANK OF VAN NUYS

COMMERCIAL - SAVINGS

CAPITAL $ 100,000. ✳ SURPLUS $ 25,000.

VAN NUYS, CAL.

November 10, 1921.

I Believe You Will Be Personally
Interested In The Opening Day
Plans of this Bank.

We are taking a great deal of pleasure in writing you this personal letter about the opening of the new Bank of Van Nuys next Saturday, because we believe you realize to what an extent a home owned bank - organized with the idea of rendering its customers a willing, useful service - will enter into the progress of this community.

The banking business as we see it, long ago passed the state of "service for profits only". It now operates on the more progressive plan of co-operation wherein a relation can exist between the bank and each of its many depositors which offers an unlimited opportunity for the progress of both.

The new Bank of Van Nuys will be open from 9 A. M. to 9 P. M. on November 19. Come in on that day and open an account with us. We will give you a beautiful genuine leather Souvenir Deposit Book and Card Case combined, especially designed and made for First Day Depositors ONLY, with your name stamped in gold on the sheepskin title page. These special books are all numbered and the first depositor at the bank on opening day, whether for a checking, or a 4% compound interest bearing Savings Account, will receive Souvenir Deposit Book No. 1.

The policy of the Bank of Van Nuys is to be one of personal service in a usable form for each depositor, regardless of the size of his account. The bank is thoroughly a Van Nuys community organization. The stock is widely owned within the vicinity of Van Nuys, and its officials are all men of the highest reputation and standing. Perhaps you know Wm. Andrew, Edgar Rice Burroughs, Chas. A. Bevis, L. S. Blenkiron, W. E. Bierkamp, C. R. Bishop, W. N. Dickerson, Mark Grimes, A. M. Harrison, R. L. Owens, Geo. E. Platt, F. M. Smith, M. C. Sutton and Chas. H. Toll. If you do, then it will help you to place your faith and trust your money in a strong State bank that has such excellent men as these behind it - a bank that is under State supervision, and therefore subject to periodical investigation by the Banking Department of California.

We have given many hours of serious thought as to how we can best serve our patrons in their activities in this fast growing center with a banking service that will be useful to them, and I believe you will be glad in after years that you helped establish this bank in Van Nuys by opening an account with it on its opening day.

Yours very truly,

W. P. WHITSETT,

President, Bank of Van Nuys.

F.M. Smith, W.P. Whitsett, Mark Sutton, and Mark Grimes are organizing a new Bank for Van Nuys. It will have a fine home on the corner where W.P. Whitsett's office has stood since the opening of the town in 1911. With the addition to the Post Office nearing completinn on the rear of this lot it will undoubtedly be one of the finest improved corners in the town.

The new Bank will be known as the "Bank of Van Nuys" and will have a capital stock and surplus of$125,000.00.

Mr. Whitsett has seen to it that our local people will have an opportunity to own and control this Bank, by exacting that no one be permitted to subscribe for more than $5,000.00, and only then in the event that there are not sufficient five hundred and one thousand dollar subscriptions to fully subscribe the allotment of stock, of which $75,000.00 has already been subscribed. The only exception to this rule being Mr. S.M. Smith, who comes to us from Arkansas where he has had over thirty years of successful banking experience. Mr. Smith will be in active charge of this new enterprise. So on account of his long experience and ability in banking, and the fact that he is to devote his entire time to making this Bank a success, he has been permitted to subscribe for $25,000.00 worth of stock.

Mr. Smith has moved into W.P. Whitsett's office, Corner of Sherman Way and Sylvan Street, and will be very glad to meet and talk over this or any other matters, with the people of Van Nuys and surrounding territory, and he as well as the many others who have already subscribed for stock, wish it understood that this undertaking is in no way to be construed as antagonistic to the other Bank, but their sold desire is to creat a greater degree of helpful prosperity by the good natured rivalry which has always existed in other lines in the up-building of Van Nuys.

WPW/VL

The stockholders of the Bank of Van Nuys met at the office of W.P. Whitsett Monday night, September 12th, at 7:30 P.M., as per call of the organization committee. After having heard the reports of the organization committee, outlining the very wonderful success in completing the organization, and outlining what their policies would be, they proceeded to perfect their organization.

After thorough discussion the articles of incorporation were perfected according to the statutes of the State of California. Fifteen directors were elected for the balance of the calendar year. Questions were asked and answered by the stockholders, drawing out various points and clearing up in the minds of the stockholders many things to make a happy family. After the organization of the Bank of Van Nuys having thus been completed by the stockholders meeting, they then adjourned. The directors remained and immediately convened for the election of officers and other business.

Mr. W.P. Whitsett was unamiously elected president. F.M. Smith was elected vice president and cashier. W.E. Bierkamp was elected second vice president. M.F. Smith was elected assistant cashier.

It was voted by the directors to commence business as soon as stationery and a safe can be procured. It was also voted to purchase the lot (50 x 110) at the corner of Sylvan Street and Sherman Way, and that the bank should open for business in the building on said lot.

A building committee was appointed whose duty will be to erect a modern, hansome two story bank building, covering the entire lot, which will not only meet the present needs of the bank, but will anticipate the great development of the San Fernando Valley.

FMS/VL

6/13-27.

Dr Tolledge

PROPOSED SCHEDULE OF SCORING.

1. Accessibility 30%
   (a) Centralization with respect to other districts
   (b) Transportation facilities
   (c) Fuel and Power
   (d) Nearness to branch of University of California

11. SOIL 15%
   (a) Chemical analysis
   (b) General character, depth and drainage
   (c) Eminence of alkali and hardpan

111. WATER 15%
   (a) Chemical analysis
   (b) Cost
   (c) Supply

1V. CLIMATE
   (a) Average daily temperature over term of years

V. ADAPTABILITY TO PRINCIPAL CROPS 15%
   (a) General (This would take into consideration soil, water and climate of any site offered and its general adaptability to the principal Agricultural activities of Southern California.)
   (b) List of the principal agricultural, horticultural, viticultural and citicultural activities.

V1. ENVIRONMENT 5%
   (a) Agricultural environment (Deciduous and citrus orchards, vineyards, dairies, poultry ranches, truck gardens, general field farming.)
   (b) Social environment

V11. LIVING CONDITIONS 2½%
   (a) Housing (it is reasonable to expect that such an institution should prepare for about 3,000 students. This means that hotels, apartment houses, restaurants, and such other things as constitute pleasant living surroundings must be provided.)

V111. LOCAL ASSISTANCE 1%
   (a) Gifts of land or money
   (b) Community interest
   (c) Proof of interest and popularity of such an institution with students and people.

J. Coldedge

December 17th, 1921.

Chamber of Commerce,
Van Nuys, Calif.

Gentlemen:

In compliance with your request for information relative to the location of a College of Agriculture in Southern California, I beg to inclose herewith a few of my ideas concerning the same.

In submitting this I wish to advise you that this letter and the suggestions contained therein are purely personal. They have nothing to do whatsoever with the decision of the Committee appointed to select this site.

I further request that this letter be held strictly confidential by yourselves.

A t this time I want to call your attention to a very important development in the deliberations of the Committee selecting this site. It is generally admitted that Southern California will demand a branch of the University of California the equal in every way of Berkeley.

A branch has already been established on Vermont Avenue, in the aquisition of the Los Angeles State Normal. This site is entirely too small inevery way and it would be decidedly unwise to attempt any further development in this direction. A new site must be selected which will offer sufficient room and other necessary advantages to locate a University which we shall hope to be one of the greatest inthe world.

The selection of this site will unquestionably have a great effect on the work of the Committee to select a site for the Junior College of Agriculture, because we at once realize the tremendous importance of locating the College of Agriculture and the branch of the University of California in the same place, or at least almost adjacent.

The reasons in support of such a procedure are very apparent. If Southern California ask for a branch of the University of California, the equal of Berkeley, and in addition, asks for a Junior College of Agriculture, we will be actually asking for two large universities.

The same buildings, the same land, the same equipment in laboratories, libraries, etc., and largely the same faculty, the same administration, can handle both universities. The economy of management and the resultant efficiency of consolidation, as well as the immense saving in money are factors of enormous importance, and cannot be overlooked; but more important than these are the educational advantages.

You, of course, know that the students taking certain Academic courses, are required to take certain other courses in Agriculture. Further, the student in law will find it to his very great advantage to take certain courses in Agriculture, particularly if he intends to practice his profession in Agricultural districts.

Therefore, it is my opinion that Southern California will overlook a splendid opportunity to serve its people best, from the standpoint of education, from the standpoint of efficiency, and from the standpoint of economy, if they fail to secure one location suitable to both institutions.

From a political standpoint it will be far easier for us to secure from the State of California, appropriations for the building of one institution, than it will be for us to secure appropriations for two institutions,

All fair minded persons will agree that it is most unfortunate that the University of California at Berkeley is 200 miles away from the Davis Farm School. The big and successful agricultural colleges thruout the United States are either combined or adjacent to the big college of which they are a part.

The Chamber of Commerce should select a site which will be suitable also for the branch of the University of California, or which will be in as close proximity to the branch as it is possible to secure the same.

You should also be prepared to show the advantages of a location in San Fernando Valley as against any other district, including Riverside. The finest possible data on our soil, water and climatic conditions must be compiled, general statistics covering your agricultural activity.

Having secured the best possible data on your own location it is necessary to secure accurate information on the locations which will be offered by other communities.

Certain other sites have been offered and you should have an investigation made concerning these sites and data should be collected which will conclusively prove their various weaknesses. It is not enough to state it as your personal opinion, that this or that may be true concerning any other location, but in order to convince Northern and Central California that you are right, it is absolutely necessary that you possess the facts.

A great deal has been said about one particular location, and I believe that competent engineers will find, upon investigation, that this location is totally unsuited for an Agricultural school or college.

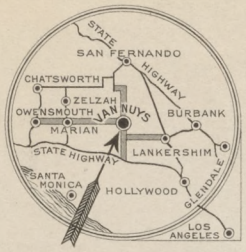
A complete investigation should be made of the soil, the eminence of alkali, the nearness of hardpan, and the general fertility of the soil must be accurately determined. The supply of water, its permanency, cost and its quality, should be secured. The adaptibility of this site to the leading crops of Souther California. The future development of agriculture in the district where the school is located is very important.

Accurate information must be secured on the climatic conditions, temperature records over a term of years; showing frost conditions or excessive heat waves is very important.

Lastly, I would call your body's attention to this fact that on the Committee to select this site there is a representative from Riverside. This man is very liberally financed by Riverside County, thru its Board of Supervisors, its Chamber of Commerce and interested individuals. $5,000.00 has

been appropriated by the Board of Supervisors to be used in this work.

The State of California, in selecting this committee did not provide it with any funds. I am therefore compelled to pay my own expenses and to shoulder this burden without any assistance. This is a strictly business proposition. I will not secure any more benefit from this institution than any other resident of Southern California. If our district wants to put up fight for this institution, or if Los Angeles believes that the University should be located inthis county, some means must be provided for carrying on this work, and I would suggest that the various organizations interested in this proposition should raise a fund and appoint a committee to expend this money.



W. P. WHITSETT, PRESIDENT

W. E. BIERKAMP, VICE PRESIDENT H. C. SORGENFREY, CASHIER

BANK OF VAN NUYS

COMMERCIAL - SAVINGS

CAPITAL $100,000.

VAN NUYS, CAL.

June 28, 1922.

Mr. W. P. Whitsett
Van Nuys, Calif.

Dear Mr. Whitsett:

Have you ever thought of the forthcoming interest period -- July 1st -- as the ideal time for us as a bank to strike hard for new business? A realization of the importance of the period causes me to call your attention to the fact that perhaps if you push the tags I sent you some time ago out into the hands of the people of this Valley right now, some good business, and in a substantial volume, will result. Tell your friends that we will be glad to attend to all the details and expense of transferring to this bank any interest bearing funds, which they might have in any part of the United States, and guarantee that they will not lose any interest providing they file their request for transfer not later than July 10th.

I sense that you are busy at this season of the year, but as a justification for writing you again on this subject, I feel that the Bank of Van Nuys is one of the ramifications of your business endeavor, and that the profits that will surely arise through the cooperation of you and our other thoughtful and progressive stockholders and friends, will compensate you for the little timely effort I am requesting of you now.

Additional work that will probably consume ten days is going to keep us out of our new building for about that length of time. However, the scaffolding around the structure is now torn down and just a little study of our quarters will fill you again with the enthusiasm that I have felt regarding the prospects of the Bank of Van Nuys, even when our plans were only in the form of rough pencil sketches.

The untiring effort of all of us here at the bank will become an enjoyable memory if we may just have for the next few days the direct, purposeful cooperation of yourself.

Conditions in the Valley are wonderful from the standpoint of the grower and his "crop money" prospects, and through the effort of us all, we are going to put our bank over big.

Assuring you that I sincerely appreciate all the effort you have put forth for this bank so far, I am

Very truly yours,

President.

August 4, 1922

Mr. Harry Chandler, President,
Los Angeles Times,
Los Angeles, California

Dear Mr. Chandler:

We would deem it quite an honor if you could look in on us Saturday afternoon or evening at the Bank of Van Nuys, which is quite a wonderful little institution in many ways. First, it was born of necessity--we were awfully hard up here last November--everything was at a standstill--and we were at our wits end to know what to do, so we just put up one of your signs "Better Outlook for Product Prices" - "Greater Van Nuys Straight Ahead," and in six days we sold $100,000. worth of stock in the Bank of Van Nuys to seventy-two local people at a premium of $25,000., giving us capital and surplus of $125,000. We built a temporary building and opened up for business in twenty-one days. On the opening day we had 352 accounts opened, and our deposits ran over $100,000. The other bank sold out to the California Bank, and the forward stepping since that time has been so lively that they boast of having loaned over $3,000,000. in this community, so everyone has had all the money they have needed for plant harvesting and development work since that date, at which time Van Nuys became the financial center of the San Fernando Valley.

We rent our temporary building, which cost us $5,000., for $150.00 per month, and enough office space above our bank to just about give us our permanent banking quarters free of cost, and when we move tomorrow, August the 5th, to our new home, we will have over 1100 accounts and assets totaling well over $500,000., our increase amounting to almost $100,000. a month.

Our new banking home is very unique in many ways. First, it is a fireproof building, finished inside with silver gray oak and Napoleon gray marble--has an office for the ranchers to transact their business in, where they can receive general data pertaining to their particular crops--a rest room for the ladies--low screens, and many other particular and homey features. In other

words, our Banking Home is distinctive and has been built with a forward-looking to our future possibilities, and while I am one of the principal stockholders, I only took enough stock necessary to put the bank over, and have been replacing some of it where it would make success easy. I have donated my entire time and paid my personal expenses since the organization of the institution without a dollar's compensation from the Bank, feeling the satisfaction of well-doing to be ample reward.

Enclosed find photograph taken late last night. A good picture can be had of the new hotel at this time.

I wish to thank you for the inspiration and helpful service you and your staunch paper have been to me and this community in our hard struggles to make good in achieving our present prosperity.

Sincerely yours,

President.

WPW HW

Enc.

P. S. Mrs. Whitsett engaged space for ~~her~~ my daughter, herself and me for Honolulu on that excursion next month, and when she sprung the surprise I did not see how I could possibly go. Now I can scarcely wait for the boat to start.

You need the rest and ought to go on that trip. Someone else will have to do a part of the work sometime.

W.P.W.

Statement by W. P. Whitsett

Records for the past 100 years show that building-loan associations are fundamentally sound. The looting of one association will not change these fundamentals. Building and loan associations will continue to be the safest place for people to invest their savings, because the money is loaned out largely on homes where a part of the principal is paid off each month, thus increasing the security back of the loan each month. New safeguards will be enacted, responsibility will be broadened and quickened and building and loan associations will continue to be the safest and most helpful institutions we have, assisting people in owning homes and providing a safe place for them to invest their savings.

LOS ANGELES NATURES WORKSHOP

Los Angeles Chamber of Commerce

LARGEST CITY IN THE WESTERN AMERICAS

DIRECTORS:

JOHN D. FREDERICKS — PRESIDENT
WILLIAM T. BISHOP — 1ST VICE PRESIDENT
WILLIAM LACY — 2ND VICE PRESIDENT
SYLVESTER L. WEAVER — TREASURER

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MAYNARD McFIE
PAUL HOFFMAN
CLINTON E. MILLER

FRANK WIGGINS
SECRETARY AND SUPERINTENDENT OF EXHIBIT

A. G. ARNOLL
ASSISTANT SECRETARY

PHONES - 60178
MAIN 5684

November 2, 1922

Mr. W. P. Whitsett,
Van Nuys, California

My dear Mr. Whitsett:

Pursuant to our conversation over the phone, I wrote Mr. Harry Chandler, a copy of which is attached hereto,

Yesterday Messrs Whitley and Merrick called upon me to state that they were about to subdivide all of that tract lying between the Country Club and the Harry Chandler Ranch to the South of Ventura Boulevard. Mr. Ross Whitley stated that he was deeply interested in a College of Agriculture, Southern Branch of the University of California and desired, prior to making his plans, to consult with the State as to the necessity of their acquiring greater acreage so that no embarrassment might arise through his subdivision. I believe Mr. Whitsett was sincere.

I am further of the opinion that Harry Chandler in his talk with me confused the old Sherman Home Estate with the Sherman Ranch which he intended to offer. Mr. Whitley stated that in conversation with Mr. Chandler he was informed that the 1100 acres offered by Mr. Chandler to the State at $450 to the acre for the use of the College of Agriculture adjoined his property that fronted for almost a mile the Ventura Boulevard to the South. In other words, it was the first property upon which you and I entered and not the property which we viewed with the Committee of Five. This is rather an embarrassing State of affairs, although a better offering in every way, outside of the buildings, than the property we looked at since it offers above 400 acres of good level land and another 200 acres of rolling land adapted to horticulture. It would seem that through this error our photographs are not applicable to the offer. Undoubtedly Chandler's letter which I asked him to address directly to you or Mr. Jastro, will straighten this matter out. I can only offer this apology in my confusion. The

GREATER SOUTHERN CALIFORNIA
STRAIGHT AHEAD

Chandler holdings and the Sherman Estate as well as other holdings in this district are all joint holdings in which General Sherman and Harry Chandler are interested, and my total lack of familiarity with the plat, the lack of time given for the study of the tract, and the fact that Mr. Chandler had directed me to the man on the Sherman Ranch for information, misled me.

You will readily see that this brings Mr. Chandler's offering one mile nearer the City of Los Angeles and one mile nearer the City of Van Nuys. I am led to believe through my conversation with Mr. Whitley and Mr. Merrick that Mr. Chandler is sincere in his proposal, and will fulfill every obligation of his verbal promise to me.

Yours very sincerely,

Geo P Clement Jr

GPC:MF

Manager Agricultural Department

SPECIALTIES:
LIMA BEANS
BABY LIMA BEANS
WHITE ROSE POTATOES

CODES:
ARMSBY'S
EKONOMIK

MARK GRIMES & Co.

GROWERS AND SHIPPERS

BEANS-POTATOES-FRUIT

VAN NUYS, CALIF.

June 23, 1923.

Mr. W. P. Whitsett,
Van Nuys,
California.

Dear Sir:

Enclosed you will find my letter to Major John A. Griffin, City Engineer, and his reply thereto, I have tried to point out in my letter our position in the solution of this problem.

Something must be done. We have worked incessantly for the last year and a half to find some plan that can be immediately put into operation. The opening and paving of these three streets to the Los Angeles River is the only immediate solution of our problem. I earnestly request that you give this matter your immediate and most serious consideration.

It is now up to the people of these three streets to complete the signing of the petitions. If they will do so, I am almost certain that this work can commence and probably be completed before another rainy season begins.

Yours very truly,

By: Mark Grimes President,
VAN NUYS CHAMBER OF COMMERCE.

MG/EF

CITY OF LOS ANGELES, CAL.
BOARD OF PUBLIC WORKS
Engineering Department

June 19, 1923.

File:
Subject: Van Nuys- Flood Control
Kester-Tyrone-Hazeltine Sts.

Mr. Mark Grimes,
Chamber of Commerce,
Van Nuys, Calif.

Dear Sir:-

Relative to your request for an expression from me as to my opinion of the benefits to be derived from the paving of Kester, Tyrone and Hazeltine, from the northerly limits of Van Nuys to the Los Angeles River, which said streets you contemplate depressing to act as flood control channels during the rainy season, please be advised that while it is true this treatment of these roadways is not the best of engineering practice, as regards the property fronting thereon, nor the traffic using them during the winter season, yet as the lesser of two evils, i. e. that of having the entire town of Van Nuys overrun with flood waters, or the confining of the flood waters on the three roadways mentioned, it will prove to be the better.

Of course, during the dry season these roadways will be the same as any paved roadway, and be a decided improvement to any abutting property, and while I have personally labored for 2½ years to get a proper solution of the flood control problems in the Van Nuys District, and have not met with success, due to opposition of one set or another of the various proposed improvements, and have withheld my approval of these open water courses, yet I feel that in that the people of Van Nuys desire and really need some relief, it behooves me not to oppose this method of at least providing a portion of the desired relief.

I am causing the plan of Hazeltine between the above limits to be planned with the scheme in view now before your people in the district by the petitions that you are circulating.

With best wishes for the success of your undertaking, I am,

Very truly yours,

JOHN A. GRIFFIN,
City Engineer.

CITY OF LOS ANGELES, CAL.
BOARD OF PUBLIC WORKS
Engineering Department

June 19, 1923.

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Kester-Tyrone-Hazeltine Sts.

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Van Nuys, Calif.

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I am,

Very truly yours,

JOHN A. GRIFFIN,
City Engineer.

A. Z. TAFT, President W. P. WHITSETT, Vice President CECIL DeMILLE, Vice President ALFRED BRANT, Vice President

Greater San Fernando Valley Association

The purpose of this organization shall be to cooperate with the officers of the city and county governments, and other public groups, to the end that the major development projects now under way or to be inaugurated in San Fernando Valley may be speedily consummated

OFFICE OF SECRETARY O. J. RENFREW, LANKERSHIM, CALIF.

BOARD OF DIRECTORS

Burbank
Earl White
Watt Moreland

Chatsworth
F. C. Hagaman

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Lankershim
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Martin Neuner
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Reseda
Alex Jeffrey

San Fernando
W. J. Miller
R. H. Glenn

Van Nuys
B. R. Holloway
Leo Lesperance

Zelzah
Glenn Allard

1103 m

Nov. 6, 1924.

Mr. W. P. Whitsett,
Van Nuys,
Calif.

Dear Mr. Whitsett:

The Greater San Fernando Valley Association is progressing along the line laid out for it some months ago. As stated to you it has not thought the time propitious to launch a big campaign for funds but it has used these several weeks to create a background for its larger program, and it has established itself firmly.

Permanent Flood Control work on the Los Angeles River; the definate location and starting of construction of Riverside Drive and Victory Boulevard; and placing Riverside Drive in such point of importance to traffic solution as to make it a beneficiary of the Five Million Dollar Bond issue is a triumph we take major credit for.

Parks, Sanitation, Drainage, and Flood Control, Rapid Transit, Sepulveda Boulevard, San Fernando Road, Pacoima Avenue, Canoga, Chatsworth and Devonshire Boulevards are other projects we are working on and will conclude successfully.

The funds which has carried on this work have been contributed by a few friends. It has been thought best to further perfect the organization, (to incorporate in a regular way, which is being accomplished) before starting a general campaign.

We have asked these friends to contribute $200.00 each, which many have done, and we consider you one of such friends and would appreciate your equal support. The election

is now over and we are preparing for an energetic campaign which will ultimately provide adequate finances but we must rely upon our good friends for these advances and hope that we may have your cooperation.

With kindest regards, and hoping to have your early reply, We are

Yours cordially,

GREATER SAN FERNANDO VALLEY ASSOCIATION,

By - O. J. Renfrew

O. J. Renfrew, Secretary.

OJR:BGF

HAMMERMILL BOND MADE IN U.S.A.

CITY PLANNING COMMISSION

Los Angeles

January 8, 1925.

Department of Public Service,
City of Los Angeles,
Los Angeles, California.

Gentlemen:-

In completing our comprehensive plans for San Fernando Valley, we come to the consideration of Balboa Avenue, with special reference to its continuation from the floor of the valley northerly through the Cascades Ranch to the junction with San Fernando Boulevard in the vicinity of the Cascades.

In the re-alignment of the route through that section to afford a more direct thoroughfare it seems desirable to locate it at approximately the westerly boundary of the Water Board lands surrounding the Upper San Fernando Reservoir. Through this section the thoroughfare is intended to assume the character largely of a boulevard in that it offers one of the very few opportunities of tapping that particular territory. In approaching the owners of private holdings the question naturally arises whether in the event of locating the thoroughfare as indicated, the City would be willing to dedicate one half of the width.

The purpose of this communication is to respectfully ask an expression from your Department concerning the proposal of ours that we might definitely determine approaching the abutting owners for the required dedication. The width is 100 feet. It would require 50 feet dedication on the east side. As there is likelihood of immediate work being started on this project we would appreciate as early an expression as is convenient.

Sincerely,

(Signed) G. GORDON WHITNALL,

GGW:S

DIRECTOR

CITY PLANNING COMMISSION

Los Angeles

January 8, 1925.

Department of Public Service,
City of Los Angeles,
Los Angeles, California.

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In the re-alignment of the route through that section to afford a more direct thoroughfare it seems desirable to locate it at approximately the westerly boundary of the Water Board lands surrounding the Upper San Fernando Reservoir. Through this section the thoroughfare is intended to assume the character largely of a boulevard in that it offers one of the very few opportunities of tapping that particular territory. In approaching the owners of private holdings the question naturally arises whether in the event of locating the thoroughfare as indicated, the City would be willing to dedicate one half of the width.

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Sincerely,

(Signed) G. GORDON WHITNALL,

DIRECTOR

GGW:S

KELLOW & BROWN LITHO. L.A.

DEPARTMENT OF PUBLIC SERVICE
CITY OF LOS ANGELES

METROPOLITAN 4200
BUREAU OF WATER WORKS & SUPPLY
WM. MULHOLLAND, CHIEF ENGINEER

207-9-11 SO. BROADWAY
BUREAU OF POWER & LIGHT
E.F. SCATTERGOOD, CHIEF ELECTRICAL ENGINEER

OFFICERS:
R. F. DEL VALLE
PRESIDENT
JAS. P. VROMAN
SECRETARY
L. M. ANDERSON
CONTROLLER

COMMISSIONERS:
JAMES B. BAKER
WILLIAM P. WHITSETT
R. F. DEL VALLE
C. A. DYKSTRA
JOHN R. HAYNES

Los Angeles, Calif., January 13, 1925.

Messrs: Wm. Mulholland,
Chief Engineer,
John T. Martin,
Right-of-Way & Land Agent,
Wm. P. Whitsett,
Commissioner,
B U I L D I N G .

Gentlemen:-

At the meeting of the Board of Public Service Commissioners held on the 9th inst., a communication was received from Mr. G. Gordon Whitnall, Director of the City Planning Commission, advising that, in completing their comprehensive plans for San Fernando Valley they come to the consideration of Balboa Avenue, with special reference to its continuation from the floor of the valley northerly through the Cascades Range to the junction with San Fernando Boulevard in the vicinity of the Cascades,- that in the re-alignment of the route through that section to afford a more direct thoroughfare it seems desirable to locate it at approximately the westerly boundary of the Water Board lands surrounding the Upper San Fernando Reservoir, etc., and asking expression of the Board concerning the proposal.

Mr. W. R. Woodruff, of said Commission, also addressed the Board in relation thereto.

The reupon, action was taken referring the matter to the Chief Engineer, the Right-of-Way & Land Agent and Mr. Wm. P. Whitsett, for report.

I am enclosing herewith a copy of the communication referred to.

Very truly,

Jas P Vroman
Secretary

JPV/GC

Representation

Van Nuys, California,
January 22, 1925.

To the Special Committee
of the City Council on
District Representation.

Gentlemen:

For the following reasons, among others, it is respectfully urged that the San Fernando Valley area be created a special and distinct district, without any addition thereto.

It is a geographical unit, comprising 194,283 square miles, equal to about one-half the total area of the city of Los Angeles.

The magnitude of Valley problems require the undivided attention of its representative, comprising as they do:

DRAINAGE AND FLOOD CONTROL: Unless the storm waters of the Pacoima and Tejunga water sheds are finally and effectively controlled, further and tremendous damage will be caused, not only to the great San Fernando Valley but to that section of Los Angeles adjacent to the Los Angeles River.

BRIDGES:: In the Valley area, and, judged from the Valley standpoint, there is involved in this question of flood control the matter of bridges on all East and West arteries, an item of transcendent importance and involving a tremendous outlay of money, requiring the attention of a representative for this peculiar and great district.

SEWER LINES: That not only provide for the sewage disposal for this entire 194,283 square miles of territory, but also to prevent the contamination of the subterranian waters of the San Fernando Valley which is estimated by the Department of Public Service to be in excess of 152,000 acre-feet and are the reserve water supply of the City of Los Angeles. It is vital that a main sewer line and laterals be constructed at an early date.

HIGHWAYS: Because of the vastness of the territory involved, the highway and street program of the Valley is a huge undertaking. Petitions are now on file asking for the improvment of more than 205 miles of streets. The construction of Riverside Drive and Victory Boulevard, which will be about 40 miles long, and other major thoroughfares necessary to adequately care for the growing traffic, demand the undivided attention and care of a councilman intimately acquainted with the area.

PARK & RECREATIONAL SPACES: The City and County Planning Commissions have provided a comprehensive park and recreational system for the entire Valley, and that, too, must have an intimate, systematic and intelligent attention.

RAPID RAIL TRANSIT: GRADE SEPARATION; INDUSTRIALIZATION: Three closely allied phases of development which must come to this area and which calls for the closest attention of its representative.

AGRICULTURE: Because the greater portion of the Valley is at the present time devoted to agricultural uses, as evidenced by its reported $25,000,000 worth of products during 1924, it presents problems peculiar and different from the urban portions of the City of Los Angeles. That by reason of this large amount of comparatively undeveloped land, the Valley offers unlimited opportunities for the most intensive small plot and home development. It also offers tremendous opportunities for the establishment and growth of a valuable industrialization.

Because of the few foregoing facts and reason, we, the undersigned citizens of the San Fernando Valley, urge that your Honorable Committee give favorable consideration to this request and that you do create a special and distinct district of the San Fernando Valley without any addition thereto from the urban area.

Respectfully submitted,

COPY

COUNTY OF LOS ANGELES

OFFICE OF COUNTY COUNSEL

Los Angeles, Cal.,
March 5, 1925.

Hon. Board of Supervisors,
Los Angeles County Flood Control District,
Building.

Gentlemen:

Relative to the two plans now before your Honorable Body for controlling the storm waters of the Sycamore Canyon Wash, permit us to advise that the plan of diverting the water from Sycamore Canyon to the Verdugo Wash through a tunnel to be constructed through the hill, presents several problems and if adopted there is a possibility that the construction of the tunnel could be enjoined by the courts. The law of this state is well settled to the effect that the waters of a natural water course may not be diverted therefrom without liability for all damage which may be caused thereby and also that such diversion may be enjoined if the plaintiffs can show that an injury to their lands will result by such act. In other words, in order for us to defeat an injunction suit it would be necessary for us to prove that the Verdugo Wash is ample to take care of the additional water to be emptied into it from the Sycamore Canyon.

If, therefore, it can now be determined by our engineers that no damage will result from combining the flow of the two canyons into one, it is our opinion that no permanent injunction could be secured although it is possible that a temporary injunction might issue if the plaintiff alleged in his complaint, under oath, or by affidavits that great or irreparable injury would result to his lands by the diversion. The Sycamore Canyon Wash, in our opinion, is a natural water course as that term is used by our courts. The law as to surface waters, that is water falling upon one's land or coming from springs located thereon, requires an owner to permit such water to flow over his land in its accustomed manner. Flood waters, however, are treated as a common enemy and may be dispelled from one's land even though damage is caused to neighboring land. The primary laws governing the right to protect one's land from water flowing thereon are clearly set forth in the case of Horton vs Goodenow, 184 Cal. 451, as follows:

> "(1) First, one has no right to obstruct the flow on his land of what are technically known as surface waters. (Heier v. Krull, 160 Cal. 441, and authorities therein cited at page 444, (117 Pac. 530).) But

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OFFICE OF COUNTY COUNSEL

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Gentlemen:

Relative to the two plans now before your Honorable Body for controlling the storm waters of the Sycamore Canyon Wash, permit us to advise that the plan of diverting the water from Sycamore Canyon to the Verdugo Wash through a tunnel to be constructed through the hill, presents several problems and if adopted there is a possibility that the construction of the tunnel could be enjoined by the courts. The law of this state is well settled to the effect that the waters of a natural water course may not be diverted therefrom without liability for all damage which may be caused thereby and also that such diversion may be enjoined if the plaintiffs can show that an injury to their lands will result by such act. In other words, in order for us to defeat an injunction suit it would be necessary for us to prove that the Verdugo Wash is ample to take care of the additional water to be emptied into it from the Sycamore Canyon.

If, therefore, it can now be determined by our engineers that no damage will result from combining the flow of the two canyons into one, it is our opinion that no permanent injunction could be secured although it is possible that a temporary injunction might issue if the plaintiff alleged in his complaint, under oath, or by affidavits that great or irreparable injury would result to his lands by the diversion. The Sycamore Canyon Wash, in our opinion, is a natural water course as that term is used by our courts. The law as to surface waters, that is water falling upon one's land or coming from springs located thereon, requires an owner to permit such water to flow over his land in its accustomed manner. Flood waters, however, are treated as a common enemy and may be dispelled from one's land even though damage is caused to neighboring land. The primary laws governing the right to protect one's land from water flowing thereon are clearly set forth in the case of Horton vs Goodenow, 184 Cal. 451, as follows:

"(1) First, one has no right to obstruct the flow on his land of what are technically known as surface waters. (Heier v. Kuhl, 160 Cal. 441, and authorities therein cited at page 444, (117 Pac. 550).) But

by surface waters are not meant any waters which may be on or moving across the surface of the land without being collected into a natural watercourse. They are confined to waters falling on the land by precipitation or rising thereon in springs. Putting it conversely, they do not include waters flowing out of a natural watercourse, but which yet were once a part of a stream and have escaped from it -- flood waters, in other words. (McDaniels v. Cummings, 83 Cal. 515, (8 L. R. A. 575, 23 Pac. 795); Farnham on Waters, sec. 278.) (2) Second, one has the right to protect himself against flood waters, that is, waters of the character last described, and for that purpose to obstruct their flow on to his land, and this even though such obstruction causes the water to flow on to the land of another. (citing cases) (3) Third, one may not obstruct or divert the flow of a natural watercourse. But by a watercourse is not meant the gathering of errant water while passing through a low depression, swale, or gully, but a stream in the real sense, with a definite channel with bed and banks, within which it flows at those times when the streams of the region habitually flow. (citing cases)"

It is important, therefore, to ascertain definitely if the Sycamore Canyon is or is not a natural watercourse. We think it is because it has a definite channel within which the water flows at those times when other streams in the same territory ordinarily flow. In other words, it is not merely a depression or gully into which flows the water coming from springs or falling on the land by precipitation. The water comes from an extensive watershed in the mountains and when collected together constitutes a stream. The courts have often defined watercourses and we shall quote a few of their definitions.

In the case of Hellman Commercial Trust and Savings Bank vs. Southern Pacific Company, et al, 190 Cal. 626, the defendants were compelled to remove a dike which they had constructed across Wash No. 1 of the Tejunga River, upon the theory that said wash was a natural watercourse. The Tejunga River, as you well know, is composed of the water from the Big and Little Tejunga Canyons and flows across the San Fernando Valley into the Los Angeles River, flowing part of the way, however, in three separate washes or channels. The court defined a natural watercourse as follows:

"'To constitute a natural watercourse, there must be a stream usually or periodically flowing in a particular direction. It must flow in a definite channel having a bed, sides, or banks, and usually discharges itself into some other stream or body of water.' Again the court says: 'If a stream has a permanent or

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at least a periodical source of supply, and runs in a definite channel along a considerable distance, it may then break up into numerous small channels, or percolate into the soil, and sink away and still be, in legal contemplation, a natural watercourse for the distance that it flows from its source of supply to the point where it breaks up or percolates away or sinks away.

"'"If the conformation of the country is such that water flows in large quantities after heavy rains or when the snow melts, at regular seasons, through a well-defined channel which the force of the water has made for itself, and which is the accustomed channel through which it flows periodically, or would so flow when not interfered with by artificial dikes or dams, such channel is to be considered as a natural watercourse.

"'"In determining whether any channel or stream is a natural watercourse, its size is not a controlling element, either in respect to the volume of water carried or the length of its course, and, while the element of permanence is necessary, great age is not an essential attribute of a watercourse. If a channel has defined banks, with such characteristics as cause the water to flow in a definite direction or course, and has a stream bed which manifests the continued action of flowing waters, such channel may be a natural watercourse, even though of comparatively recent formation; and even though formed by an older stream changing its course in whole or in part, provided such change of course occurs from natural, as distinguished from artificial, causes, and is of a permanent character.' The court further instructed the jury that 'if you find that the wash named on the trial of this action as the East Wash of the Tejunga, or Channel and Wash No. 1, did at the time of the making of the dams and dikes by the defendants in 1911 and 1912, mentioned in the complaint of the plaintiff, exist, and now exists, in its natural course, marked or defined, on the ground by definite bed, channel or wash, from the confluence or union of the Little and Big Tejunga across San Fernando Valley, east of Lankershim and down to the Los Angeles River, and that without human interference, dams or dikes, some part of the waters of said Little or Big Tejunga naturally and recurrently have flowed into, along and down said East Wash, and thereby reached the Los Angeles River, then the East Wash constitutes a natural watercourse."

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If the three washes carrying the waters of the Tejunga River are natural watercourses, most certainly would the Court hold the Sycamore Canyon Wash to be a natural watercourse.

In the case of San Gabriel Valley Country Club vs. County of Los Angeles, decided in 1920, the Court held that the Rubio Wash was a natural water course and incidentally that the county was not liable in that case because no diversion took place, holding that the drains placed in the wash merely caused the water to flow down the stream with greater speed and that the damage occasioned thereby could not be recovered from the county. The Court stated:

> "It is a watercourse in the legal sense, although dry, except in the winter and spring and very possibly at intervals even in these seasons. It is a channel with defined bed and banks made and habitually used by water passing down as a collected body or stream in those seasons of the year and at those times when the streams in the region are accustomed to flow. It is wholly different from a swale, hollow or depression through which may pass surface water in time of storm not collected into a defined stream."

The Court distinguishes the facts in that case from the cases cited by the plaintiff, wherein damages had been recovered or injunctions issued, stating as follows:

> "but in all of them, unlike the present case, the improvement or change would not have the effect merely of passing down the water in a stream more completely and speedily from one point in its channel to another, but of diverting it entirely from its channel and discharging it entirely to a different channel into which it would not naturally flow or to neighboring land where there was no channel."

One of the cases referred to was the case of Rudel vs. County of Los Angeles, 118 Cal. 281, which also involved the waters of the Rubio Canyon Wash. In this case the county was enjoined from diverting the waters of the Rubio Canyon into the Eaton Canyon, the Court stating as follows:

> "Here the plaintiff complains that the defendants have not allowed the laws of nature to dispose of the water through their chosen channel, but are about to construct an artificial channel by which the waters of a stream or canon are diverted from their natural course and thrown into a new channel, whereby in greatly enhanced quantity it is to be case upon him with every reasonable probability of involving his property, or a considerable and valuable portion thereof. ********** The waters

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> of Rubio canon in times of flood discharge a large volume of water upon the plain below, to the injury of landowners there situate, and that in cases of extreme flood a small portion of this water overflows and runs into the outlet of Eaton canon above the land of plaintiff. By virtue of these facts, and to improve the lands injured below the mouth of Rubio canon, defendants claim the right to turn all the water coming from Rubio canon in times of flood into the stream flowing from Eaton canon, to the destruction of plaintiff's property.
>
> "The very statement of this proposition demonstrates its illegality. The findings establish a case entitling plaintiff to an injunction under the provision of subdivision 2 of section 526 of the Code of Civil Procedure, and bring the case within the scope of the general rules under which courts of equity restrain the doing of wrongful acts which necessarily eventuate in irreparable injury to others."

It has been suggested that the Flood Control District would be authorized to divert water from one water shed to another even though individuals or even counties would not have such power. In the case of Haynes vs. Indio Levee District, 46 Cal. App. 436 the Court stated:

> "We know of no authority vested in a levee district, or any other municipal or quasi-municipal corporation, to change the natural channel of a watercourse so as to turn the floods upon adjacent property not naturally subject to its flow, without some express authority of law or of legal procedure; and, even then, the injured party must have his 'day in court.'**********
> A trespass, irreparable in character and of a continuing nature, such as is alleged in the complaint before us, may be restrained by a mandatory injunction, thus restoring things to their natural and original condition.**********Prohibitory injunction will issue where the damage is threatened and mandatory injunction to remove the cause when some injury has been done."

If your Honorable Body is satisfied that no damage will result from combining the water of the two canyons, you must also find as a fact before ordering the construction of the tunnel that the conditions in that vicinity have changed since the Flood Control bonds were voted, for in the report submitted by Mr. Reagan prior to the election no mention was made of the tunnel plan and Section 15 of the Flood Control Act provides as follows:

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"Any improvement for which bonds are voted under the provisions of this act, shall be made in conformity with the report, plans, specifications and map theretofore adopted, as above specified, unless the doing of any of such work described in said report shall be prohibited by law, or be rendered contrary to the best interests of said district by some change of conditions in relation thereto, in which event said board of supervisors may, by a vote of four-fifths of all the members thereof, order necessary changes made in such proposed work or improvements, and may cause new plans and specifications to be made and adopted therefor."

Unless, therefore, there has been some change of conditions along the Sycamore Canyon Wash or in the territory affected thereby which must be a material change and not a fictitious or imaginary one, your Honorable Body has no authority to expend flood control funds for the construction of the tunnel. If, however, there has been a change of conditions and at least four of the five members of the Board of Supervisors find that the construction of the Sycamore Channel, as proposed in Mr. Reagan's report above referred to, is rendered contrary to the best interests of the District by reason of such changed conditions and the Verdugo Channel is big enough to carry the additional waters of the Sycamore Canyon, the construction of the tunnel would be legal, but as heretofore stated, the final determination of any injunction suit which might be filed would depend upon the evidence relative to the ability of the Verdugo Wash to carry the waters of both canyons.

Trusting that the cases herein cited will be of assistance to you in determining which plan to adopt, we are,

Yours Very truly,

EDWARD T. BISHOP, County Counsel,

By (Signed) Roy W. Dowds

Deputy County Counsel

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EDWARD T. BISHOP, County Counsel,

By (Signed) Roy W. Dowds

Deputy County Counsel

April 18, 1925

Hon. Secretary of State,
Sacramento, California.

Dear Sir:

Referring to my letter of the 16th instant submitting for your approval the name of Provident Building Loan Association, I would appreciate it very much if you would wire at my expense if the name which has been selected is acceptable to you.

Articles of Incorporation and By-Laws have been prepared and have gone forward to the Building & Loan Commissioner at San Francisco and we would like to expedite the remaining legal requirements in order that our organization may get on an operating basis as early as practicable.

Thanking you in advance for your kind cooperation, I am

Yours respectfully,

President, Bank of Van Nuys.

WPW:EB

F 818

PACIFIC TELEGRAM

THE PACIFIC TELEPHONE AND TELEGRAPH CO. — LOCAL AND LONG DISTANCE TELEPHONE — BELL SYSTEM

CLASS OF SERVICE

TELEGRAM		DAY LETTER	SYMBOL DAY L	NIGHT MESSAGE	SYMBOL NITE	NIGHT LETTER	SYMBOL N L

IF NONE OF THE THREE SYMBOLS SHOWN ABOVE APPEARS AFTER THE CHECK (NUMBER OF WORDS) THIS IS A TELEGRAM. OTHERWISE ITS CHARACTER IS INDICATED BY THE SYMBOL APPEARING AFTER THE CHECK.

RECEIVED AT

L. D. DEPARTMENT
TRANSMITTED BY TELEPHONE
Sent by
Received by
Time 10:15 am
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SACRAMENTO CAL 956AM APR 20 25

W P WHITSETT

VAN NUYS CAL

NAME PROVIDENT BUILDING LOAN ASSOCIATION IS AVAILABLE FOR CORPORATE USE

FRANK C JORDAN

1015 AM

May 25, 1925

Mark Cochran,
Union Town, Pa.

My dear Mr. Cochran:

We have felt ever since your very good friend B. C. Hagerman assisted in getting a Christian Church started here in Van Nuys that there is an outstanding opportunity to build a Central Christian Church here that will reflect its influence throughout this entire San Fernando Valley which is a part of the City of Los Angeles and is destined to have half a million people living in it within the next ten years.

Our people are worshiping in a little temporary building here at the present time and while they could put up a building to meet the present needs the most forward thinking people connected with our congregation feel that we should build for the future and do something to meet the convenience of this growing community.

On the 24th day of May, 1924, we filed our application with G. W. Muckley and the Church Errection Fund of the Christian churches asking for a loan of $30,000.00. They have filed our application along with others and tell us that they will likely take action on it on June 2, 1925. In the meantime we have employed the best architects in California and have plans and specifications for a building worth at least $50,000.00. We have an appraised valuation on our Lot, from one of the best builders in Van Nuys, for $10,000.00.

Mrs. Whitsett and I have subscribed $7200.00 toward this program and while we have a splendid type of citizenship here, this is a new community, I having started the Town in 1911, and we lack the wealth among our citizens that is more pronounced in other communities.

What I would like for you to do to help us with this enterprise is on receipt of this letter send a telegram to G. W. Muckley, care of United Christian Missionary Society, 425 De Baliviera Street, St. Louis, Missouri, requesting him, if possible on June 2, when this loan is considered by the Church Errection Board, that it be given faborable consideration. The most prominent leaders in the Christian Churches of Southern California have already written letters to G. W. Muckley to this same effect, they having looked over the territory and having sanctioned the loan of $30,000.00, but we are in a position right now where we need some extra pressure put on because when they consider loans they simply consider them in rotation and we feel that we will not get our

loan granted unless we have our best friends to speak a work in our behalf and we feel there is no other situation that promises the outstanding opportunities of this district.

I expect to be in Chicago sometime during June and if I can find it possible I will be mighty glad to pay you a visit in Union Town.

Very truly,

FINANCIAL PRESS CLIPPING BUREAU
576 SACRAMENTO STREET
SAN FRANCISCO, CAL.

MAY 1925

COAST BANKER

Banker Back Loan Association.—The Provident Loan Association to assist in the upbuilding of San Fernando valley, is being organized, and is fostered by W. P. Whitsett, president of the Bank of Van Nuys. Headquarters of the new organization will be in Van Nuys.

Robert Morton Organ Co.

Builders of
The Robert Morton Organ
The Fotoplayer

FACTORIES
BERKELEY, CALIFORNIA
VAN NUYS, CALIFORNIA

SALESROOMS
NEW YORK - CHICAGO
LOS ANGELES

Cable Address: "ROMORTON"

WRITTEN AT Van Nuys, Calif.,
June 6, 1925.

Mr. W. P. Whitsett,
Bank of Van Nuys,
Van Nuys, Calif.

Dear Mr. Whitsett:

I want to thank you for your personal attention to the matter of our request for a spur track privilege over the lot belonging to the Water Board of the City of Los Angeles and for the interview you arranged with Chief Engineer Mulholland yesterday at which time he agreed to see that the matter was properly arranged.

We are certainly very glad that the matter has been accomplished because while plans are now being drawn by the contractor to whom we have decided to award the contract to, in view of the fact that the contract is not yet signed and if our Board of Directors were to be notified that we could not have a spur track, inasmuch as our buildings are to be arranged for the accommodation of a spur track, I fear very much that it would have held up our building plans here and might have induced them to go some other place where these privileges could be granted.

Personally, I have been working for the last six months presenting them facts and figures, together with a Production Engineer, to convince them that the proper thing to do is to remain in Van Nuys, and, after all this work, it would have been a severe blow to the writer to have felt that one local man or employee of the Water Board would have forced all our plans and the bringing to Van Nuys of these additions to result in the removal of this factory from Van Nuys. As you know, we are located in the only industrial part of Van Nuys and we do not believe the City of Los Angeles should be so situated with the ownership of property as to tie up the use of the main railroad which they are in this instance. Should other industrial factories be located adjacent to us, we would not object to the use of the continuance of this spur track on to their property.

However, I appreciate very much what you have done and feel somewhat elated that we have accomplished the result from within our own selves rather than to have gone further than we did to attempt to bring pressure in the matter which, as you know, is not always successful, and we were not looking for any fight on our hands.

Now that the matter has been practically granted we will appreciate your letting us know what steps are necessary to secure the easement in the proper legal

form so that we may arrange with the railroad and contractors to start the necessary work. I presume that it will require some action on the part of the Water Board in order to make the transaction legal.

Yours very truly,

ROBERT MORTON ORGAN CO.

By H. P. Platt
Mgr.

HPP:h

COPY

Los Angeles, Calif., July 1, 1925.

Dr. John R. Haynes,
Chairman, Committee on Lands,
B U I L D I N G .

Dear Sir:-

At the meeting of the Board of Public Service Commissioners held on the 30th ult., the question was again brought up as to the application of Mr. H. P. Platt, Manager, Robert Morton Organ Co., for right-of-way over piece of property owned by the City of Los Angeles now occupied by the Meter Department on the corner of Vesper and Oxnard Streets in the City of Van Nuys, in order that they may provide a spur track to their property which will tie in with additions they are planning to erect.

Action on this question was formally deferred by the Board until Mr. Whitsett's return. Action was taken at said meeting referring the matter to the Committee on Lands, and I am holding the communication subject to your call.

Mr. Martin also has been furnished with copy of this letter.

Very truly,

Jas. P. Vroman

JPV/GC

Secretary.

COPY

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Very truly,

Geo. G. Wasson

JPV/GG

Secretary.

CITY OF LOS ANGELES, CAL.
BOARD OF PUBLIC WORKS
ENGINEERING DEPARTMENT
242 SOUTH BROADWAY

JOHN C. SHAW
~~H. A. VAN NORMAN~~
CITY ENGINEER
RALPH W. STEWART
CHIEF DEPUTY

October 14,1925

WHEN ANSWERING
REFER TO FILE NUMBER

FILE NO. 69
SUBJECT Storm Drains.
Flood control in San Fernando.

Mr. Wm. P. Whitsett,
Member of the Board
Of Public Service Commissioners,
Los Angeles, Cal.

Dear Sir:

I discussed with you a few days ago the question of flood control in the San Fernando Valley. Our Storm Drain Engineer, Mr.Tuttle, has been endeavoring to get in touch with Mr. Reagan of the Los Angeles County Flood Control, for some time, but has been unsuccessful. It seems desirable to have a conference with you before doing anything further in the matter, and would appreciate if you could arrange for a conference with myself and Mr.Tuttle at your very earliest convenience.

Yours very truly,

John C. Shaw
City Engineer

JCS-BS

HENRY W. WRIGHT
SUPERVISOR, FIFTH DISTRICT

COUNTY OF LOS ANGELES

BOARD OF SUPERVISORS

HALL OF RECORDS

LOS ANGELES, CALIFORNIA

Oct. 27, 1925

Mr. W. P. Whitsett,
Van Nuys, Cal.

Dear Mr. Whitsett:

Following out our conversation of yesterday noon, I am mailing to you herewith copy of the opinion of the County Counsel, relative to the power of the Board of Supervisors to divert flood waters from their recognized channels.

Personally, I should be very glad if some way could be found to relieve the City of Van Nuys of the menace that continually confronts it during the rainy season, and I am optimistic enough to believe that some way will be found to properly take care of the situation.

Very truly yours,

Henry W. Wright

Supervisor, Fifth District,
County of Los Angeles

45-9

November 6, 1925

Henry W. Wright, Supervisor,
Los Angeles County,
Los Angeles, California.

Dear Mr. Wright:

I received your letter together with copy of the opinion of the County Council in regard to our flood control situation here in Van Nuys.

I appreciate your interest in this matter and I hope that some solution can be found in time to prevent a very destructive flood water occurrence here in our community and I will count on your resourcefullness to help work out this problem.

Very truly,

WPW:EB

CITY OF LOS ANGELES, CAL.
BOARD OF PUBLIC WORKS
ENGINEERING DEPARTMENT
ROOM 405 - 240 SOUTH BROADWAY

JOHN C. SHAW
~~H. A. VAN NORMAN~~
CITY ENGINEER
RALPH W. STEWART
CHIEF DEPUTY

WHEN ANSWERING
REFER TO FILE NUMBER

FILE NO.
SUBJECT

November 9, 1925.

Mr. Wm. P. Whitsett,
C/O Water & Power Commission,
Los Angeles, California.

My dear Sir:

Regarding the flood control situation in the San Fernando Valley, and your efforts to get in touch with Mr. Reagan, I have been holding up several letters pending a conference with Mr. Reagan, and as you know we thought first you should arrange this conference.

I should like to know what success, if any, you have had.

Yours truly,

John C. Shaw
City Engineer.

December 1, 1925

Mr. Everett R. Perry, Librarian,
Los Angeles Public Library,
Metropolitan Building,
Los Angeles, California.

Dear Mr. Perry:

Reverend Bernard reported to me that there would be a committee of your directors here at Van Nuys Saturday afternoon to go over the location of the proposed Lots and requested that I be here to go over the matter with them.

I will set aside Saturday afternoon, at the Bank of Van Nuys, for this purpose and would be very glad to be advised by 'phone or otherwise at what hour to expect your committee.

Very truly,

WPW:EB

DEPARTMENT OF WATER AND POWER

CITY OF LOS ANGELES

MUNICIPAL WATER AND POWER BLDG. 207-9-11 SO. BROADWAY TEL. METROPOLITAN 4200

BUREAU OF WATER WORKS & SUPPLY
WM. MULHOLLAND, CHIEF ENGINEER AND GENERAL MANAGER

BUREAU OF POWER & LIGHT
E. F. SCATTERGOOD, CHIEF ELECTRICAL ENGINEER AND GENERAL MANAGER

December 5,1925.

Mr. Whitsett,
6619 Sherman Way,
Van Nuys, Calif.

Dear Sir:

Sometime back I promised to send you a monthly report covering meter reading and also an orginazation chart covering the Meter and Service Department.

I had a good vacation in Arizona and I am responsible for the one laying on the ground and the one hanging next to the man in the white shirt. The law anly allows one per season but I had to get one for a friend.

Yours truly,

Geo Read

GR:GS

D E C E M B E R
7th. 1925.

BOARD OF LIBRARY COMMISSIONERS,
Mr. Ora E. Monnette, President,
Los Angeles, California.

Gentlemen:

A long time ago, I gave the Central Christian Church of Van Nuys, Lots 33 and 34, Block 40, Tract #1200, with the understanding that they be held in trust to be sold for not less than $5,000.00 cash; same to be applied on a new church building costing not less than $50,000.00.

These Lots are located about 100 feet from your present temporary library here at Van Nuys. I know this location would greatly please all of our people here if your Honorable Board decided on same as a suitable location for a library headquarters for the San Fernando Valley.

Realizing the headquarters, to meet the fast growing needs of this section, would require at least 100 feet frontage, we have procured the option on Lots 35 and 36, which adjoin the other Lots, at $5,000.00 cash, net to owner; purchaser to pay all transfer charges.

I am very familiar with values here and I have no hesitancy in appraising these two Lots at $6,000.00 but was able to get a price on them at $5,000.00 for library purposes only.

The Church Trustees have left it to me to get $6,000.00 for their Lots but as they must convert them into cash before Dedication Day, which you will see by the enclosed invitation is December 20th., they agreed that I can sell them at $5000.00 net to them, if necessary.

This is a very choice location where values have advanced fast since I gave them these Lots and if you investigate, you will find it impossible to get another 100 feet together in this Block for $12,000.00.

We hope your Honorable Board will approve this location at $11,000.00 in order that this Church may get what their Lots are reasonably worth and get it in cash before December 20th. if possible.

I am laying these facts before you just as they are. There is no commission or inside profits to anyone. Every cent of this money goes to the two owners of these Lots.

Yours very truly,

WPW:AW
Enc. 1

President.

CONDENSED STATEMENT OF CONDITION OF

BANK OF VAN NUYS

COMMERCIAL - SAVINGS

VAN NUYS, CALIFORNIA

APRIL 12, 1926

RESOURCES		LIABILITIES	
Loans	$ 569,688.43	Capital	$ 100,000.00
Bonds	212,275.41	Surplus	22,000.00
Over-Drafts	45.33	Undivided Profits	8,739.94
Bank Building	72,424.23	DEPOSITS	1,116,147.40
Furniture and Fixtures	7,035.15		
Safe Deposit Vaults	5,441.30		
CASH AND DUE FROM BANKS	379,977.49		
	$1,246,887.34		$1,246,887.34

The position this Bank has attained in this Community is the result of actual achievement. Such a record is your assurance of good service whenever you make this Home-Bank Your Bank.

We pay 4 per cent interest on Savings Account, compounded semi-annually.
We have a fully equipped Escrow Department.
We have Safe Deposit Boxes for rent.

OFFICERS

W. P. Whitsett, President
H. C. Hatterscheid, Vice President
F. N. High, Cashier
C. H. Oyler, Escrow Officer

DIRECTORS

William Andrew
Charles A. Bevis
Carter R. Bishop
L. S. Blenkiron
A. M. Harrison
H. C. Hatterscheid
F. N. High
D. E. Kibbe
Walter Mendenhall
R. L. Owens
George E. Platt
M. C. Sutton
Charles H. Toll
C. F. Walker
W. P. Whitsett

WESTERN LITHO. CO., LOS ANGELES.

BANK OF VAN NUYS

VAN NUYS, CALIFORNIA

PROVIDENT BUILDING-LOAN ASSOCIATION

Investment Certificates bearing 6% interest

payable Jan. 1st and July 1st of each year

Are issued in denominations of $100.00 and multiples thereof.

Principal and interest assured by our permanent Guarantee Capital and backed by the entire assets of the Association.

Interest begins on date Certificate is issued.

Repayment of Principal

These Certificates are issued for a period of ten years, with twenty interest coupons attached, payable January 1st and July 1st of each year. The principal may be withdrawn after one year from date of issue, upon sixty days' notice of intention to withdraw.

Loans

All loans are secured by First Trust Deeds on homes, at conservative valuations, in localities already developed.

Loans are made on the monthly payment plan and the security is constantly growing better.

Supervision

This Association is under State supervision and its affairs periodically examined by the State Building and Loan Commissioner.

Management

Our directorate is composed of men of outstanding integrity and ability, whose experience qualifies them in an exceptional way to pass upon values offered this Association as security for loans.

Non Taxable

Under the laws of the State of California, these Certificates are exempt from all state, county and municipal taxes.

Your inquiries are cordially invited and our Secretary will gladly furnish further information upon request.

Installment Investment Certificates

bear interest at 5% per annum. Interest is credited and compounded semi-annually.

Payments on these Certificates may be made at any time, in amounts of fifty cents and upward.

PROVIDENT BUILDING-LOAN ASSOCIATION

VAN NUYS, CALIFORNIA

GUARANTEE CAPITAL AUTHORIZED $100,000.00

OFFICERS AND DIRECTORS

F. W. BERKSHIRE
Realtor, Van Nuys, Cal.

HUGO CARLSON
Rancher, Owensmouth, Cal.

R. O. CHURCH
Vice-Pres. Security Trust & Savings Bank, Burbank, Cal.

WALTER H. COX
Retired, Pasadena, Cal.

W. C. HADEN, *Secretary*

H. C. HATTERSCHEID,
Vice Pres. Bank of Van Nuys, Van Nuys, Cal.

F. J. HENDERSHOT
Vice Pres. Bank of San Fernando, San Fernando, Cal.

F. N. HIGH
Cashier, Bank of Van Nuys, Van Nuys, Cal.

GEORGE R. LeBARON
Vice-Pres. W. I. Hollingsworth Co., Los Angeles, Cal.

I. H. MALIN, *Vice Pres.*
Manager Bank of Italy, San Fernando, Cal.

LEE W. MILLER, *Vice-Pres.*
President Reseda State Bank, Reseda, Cal.

FRANK X. PFAFFINGER
Treasurer Los Angeles Times

FRED WEDDINGTON, *Vice-Pres.*
Vice-Pres. Security Trust & Savings Bank, Lankershim, Cal.

W. P. WHITSETT, *President*
President Bank of Van Nuys, Van Nuys, Cal.

J. H. WILLIS
Cashier, Bank of Zelzah, Zelzah, Cal.

6% *Net*

Guaranteed Income

Exempt from all State, County and Municipal Taxes

PACIFIC ELECTRIC RAILWAY COMPANY
PACIFIC ELECTRIC LAND COMPANY

REAL ESTATE, TAX & RESORT
DEPARTMENT
788 PACIFIC ELECTRIC BUILDING
MEtropolitan 7400

IN YOUR REPLY PLEASE REFER TO

FILE No. W.O. 25246

LOS ANGELES, CALIFORNIA May 13, 1926.

MR. W. P. WHITSETT,

Van Nuys, Calif.

Dear Sir:

Referring to your former inquiry in regard to possibility of purchasing this Company's Van Nuys Station ground property at Sherman Way and Friar Street:

As soon as new facilities can be arranged and depot and tracks removed from present location, which should be completed within 60 to 90 days, expect to be able to sell this property.

In the meantime, if you are still interested, would be glad to have you make an offer for such portion of the property as you desire, in order that same may be submitted to the management if satisfactory.

Thanking you for your former interest and trusting to hear from you again in the near future,

Yours truly,

C H Burnett Jr

Mgr. Real Estate, Taxes & Resorts.

JED.

Case - Mr W Attention | — — — Prov.
C. R & C. L | & c LeBaron

LOS ANGELES PUBLIC LIBRARY
LOS ANGELES, CALIFORNIA

EVERETT R. PERRY,
LIBRARIAN

BOARD OF DIRECTORS

ORRA E. MONNETTE, PRESIDENT
MRS. J. WELLS SMITH.
MRS. OTTO J. ZAHN
FRANCIS J. CONATY
FRANK H. PETTINGELL

File

May 21, 1926.

Mr. W. P. Whitsett,
Bank of Van Nuys,
Van Nuys, Calif.

Dear Mr. Whitsett:

Messrs. Allison and Allison are working on plans for the Van Nuys Branch Library. The last sketch that they submitted approaches very closely our conception of what is required for this building. The cost is likely to prove far more than the Library Board anticipated, and objections may be raised on this score. Would you like to see the last sketch? We have a blue print here, and will be glad to show it to you almost any day when it might be convenient for you to call.

Very truly yours,

Everett R. Perry

City Librarian.

ERP:S

SUGGESTIONS FOR RESOLUTION TO BE PASSSED BY THE VAN NUYS CHAMBER OF COMMERCE BEFORE APPLICATION TO THE CITY OF LOS ANGELES FOR FRANCHISE FOR TRACKS LEADING TO RELOCATED FREIGHT AND PASSENGER STATION IS RENEWED.

WHEREAS, application was filed on May 24, 1926, by the Pacific Electric Railway Company, a corporation, to the City of Los Angeles for a franchise to construct a track across Sherman Way and Bessemer Street leading to a freight and passenger station to be operated jointly with the Southern Pacific Company on Bessemer Street, in order to permit the removal of station and tracks in the business district of Van Nuys at the intersection of Sherman Way and Friar Street, and

WHEREAS, Mr. Charles N. Bell, conducting a feed and fuel business located on a spur track in the vicinity of Friar Street and Sherman Way, sent a communication dated July 28, 1926, to this body in which he stated, "I agree to make no opposition to the removal of these tracks by the Pacific Electric Railway Company after two years from this date", and further stated that he would, during the the said two years, endeavor to locate elsewhere, and

WHEREAS, this body, therefore, on July 28, 1926, passed a resolution agreeing not to urge the immediate removal of the Pacific Electric Railway Company's tracks at said location between Sherman Way and Vesper Avenue near Friar Street, in order to give Mr. Charles N. Bell time to adjust his business and to make the change that would be necessary for the removal of this spur track, although it was the view of this body that said tracks should be removed at as early a date as possible, and

WHEREAS, said two year period has expired and said

Charles N. Bell has not removed his said feed and fuel business,

IT IS RESOLVED: That public convenience and necessity require the removal of the said tracks and station facilities between Sherman Way and Vesper Avenue, north of Friar Street, at as early a date as possible, and that authority for the removal of said tracks and facilities and the substitution of a proposed joint Pacific Electric Railway Company and Southern Pacific Company freight and passenger depot on Bessemer Street, near Sherman Way should be sought from the City of Los Angeles and the Railroad Commission of the State of California as soon as possible; that the switching of cars and delivery of freight at the present location in the heart of the business district of the City of Van Nuys is very objectionable to the people of Van Nuys and should be eliminated.

W. I. HOLLINGSWORTH, PRESIDENT B. O. MILLER, 1ST. VICE PRES. GEO. R. LE BARON, 2ND. VICE PRES.

W. I. HOLLINGSWORTH BLDG.
COR. 6TH & HILL ST.

W. I. HOLLINGSWORTH & Co.

INCORPORATED
REAL ESTATE AND INSURANCE
ESTABLISHED 1890
CABLE ADDRESS "HOLWORTH" LOS ANGELES TRINITY 9651

May 26, 1926.

Mr. W. P. Whitsett,
Bank of Van Nuys,
Van Nuys, California.

Dear Mr. Whitsett:

I have been working for the past two weeks on a property at Sherman Way and Friar Street, and the railroad people tell me today that their minimum appraisals for the properties are as follows:

175 by 155 feet on Sherman Way. . . .	$100,000.00
145 feet in the rear of Friar St. . .	15,000.00

so the property would have to bring $115,000.00; one-fourth cash, the balance in one, two and three years at 7%, or one-half cash, balance straight three years or possibly longer, at 7%.

In reference to this deal they tell me that the Suburban Homes Company about six months or a year ago had a piece of property about a mile west on which there was a right of way for a railroad switch, and which the Suburban Homes Company sold without taking into consideration this right of way, and the Trust Company secured at that time, in lieu of their giving up this right of way, a clearance on the depot property in Van Nuys so that it could be used for any purposes other than railroad purposes, and that they have a clear title and could sell the property at any time.

They further state that they have gotten a clearance from the grain man so that they can take up the spur track.

I thought possibly you had something up your sleeve in reference to that, so that they would have to come to you for that clearance.

They further state that it will take from three months to a year to give possession, but that if we put up a substantial check, say $5,000. or $10,000. that they believe they could put the deal over, and we could put up the balance when the property was delivered over to us.

It seems that there is a Mr. Wordlan and a Mr. Shimero (I am not sure I have spelled these names correctly, but you no doubt will know who they are) are working very hard to get this property, and if we feel we can pay this much money for it we should not waste much time. Frankly, I am not overly enthusiastic over the proposition at $115,000. but I may be mistaken.

There is this to be said in regard to the property which I have not discussed with you:

1. If we could tie it up for a long time it would give us an opportunity to get the right kind of tenants.

2. If we put a first class druggist in the corner, and I believe I have a druggist in view,we could then make a deal with the railroad company for this drug store to handle the suburban tickets, and have a little station or waiting room in their lobby. This would be a great asset for the drug store and would help all the tenants in the block.

After you have read this and have given it some consideration, I would like to discuss it with you, and then I would get up some tentative plans for a two or three story building, and make my set-up on the rental values.

I am not convinced that the property would rent for $6.00 per front foot, but would like to have, over your signature if possible, what you think the rent should be for stores - 14 to 16 feet in size, and what you think the corner store would rent for.

If you could procure for me the rental value of the property on the west side of Sherman Way between Friar and Sylvan, that would help.

I have given you all this information so you can digest it, and then we could go into the matter together.

Please let me have what reaction there is in reference to this.

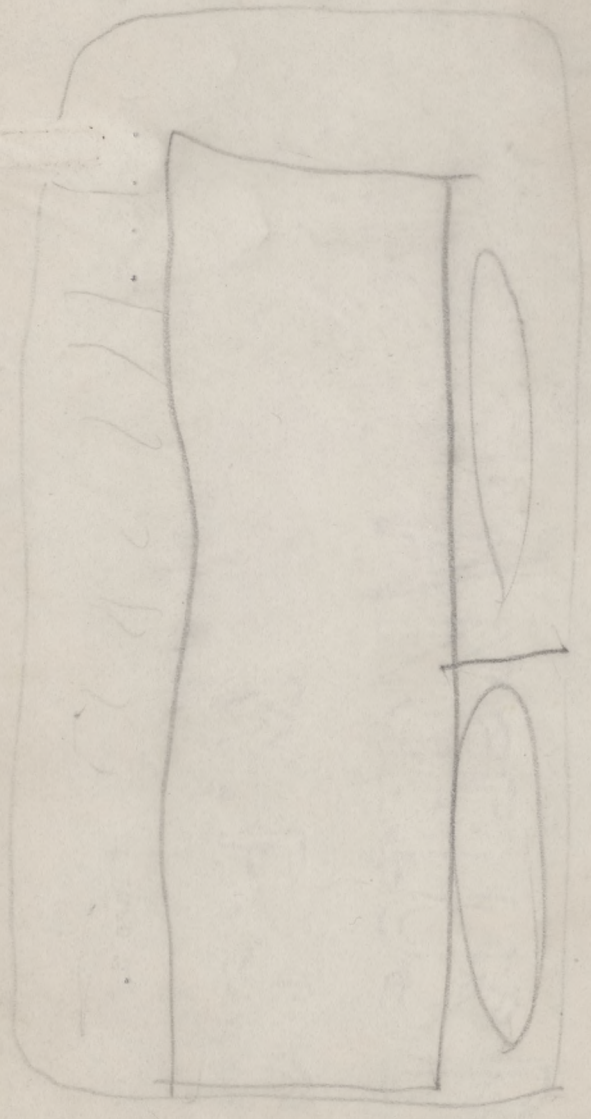
Yours very truly,

W. I. HOLLINGSWORTH & CO.,

By Geo. R. LeBaron
Vice President.

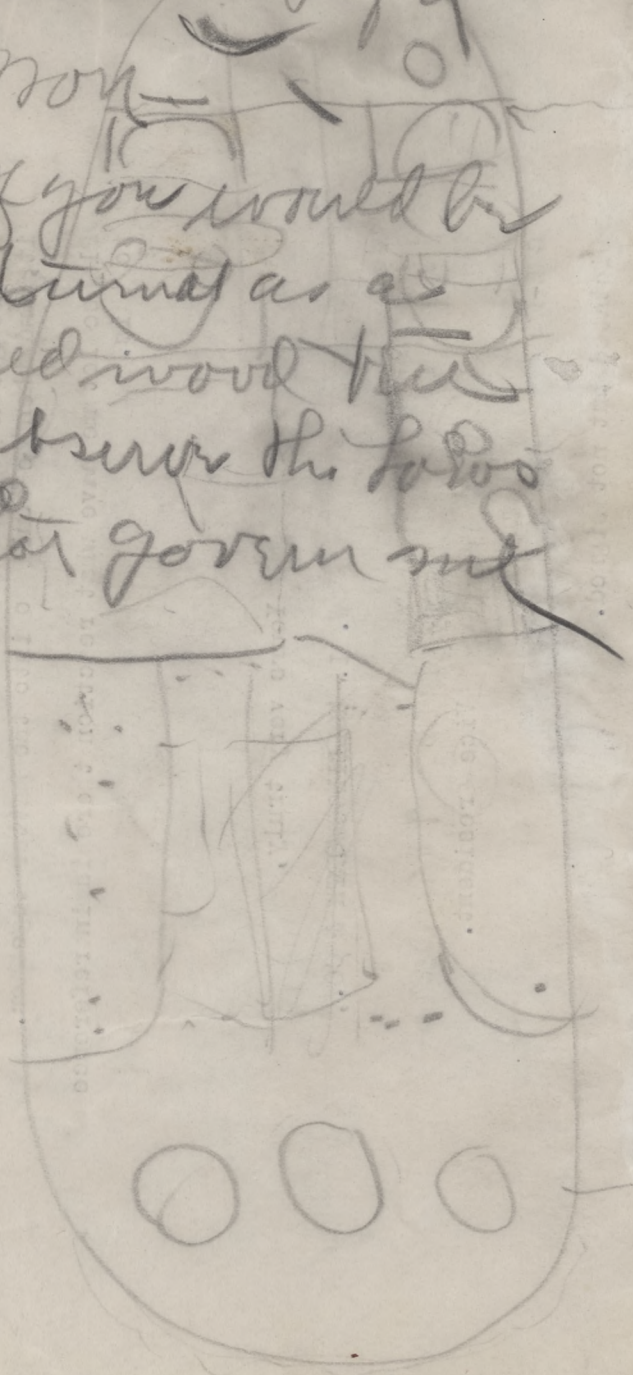
GRL-M

Dictated but not signed.



and by this close contact
[illegible] Jeffrys

Now—
If you would be
eternal as a
red wood tree
observe the law
that governs me



this noble tree
on through space
bird stand for
a moment to
the dead and
unborn race
My fluted column
~~[illegible]~~ to help his
sublime—
My roots reach
down into the
ground and by
to notch are
firmly bound
My branches bow
in the rain & sun

W. I. HOLLINGSWORTH, PRESIDENT B. O. MILLER, 1ST. VICE PRES. GEO. R. LE BARON, 2ND. VICE PRES.

W. I. HOLLINGSWORTH BLDG.
COR. 6TH & HILL ST.

W. I. HOLLINGSWORTH & Co.

INCORPORATED
REAL ESTATE AND INSURANCE
ESTABLISHED 1890
CABLE ADDRESS "HOLWORTH" LOS ANGELES TRINITY 9651

May 28, 1926.

Mr. W. P. Whitsett,
Bank of Van Nuys,
Van Nuys, California.

Dear Mr. Whitsett:

Supplementing my letter of May 26th; the size of the property in the rear of Sherman Way, is 245 by 135 feet instead of 145 feet as stated in my letter. Will you please change your records accordingly ?

Yours very truly,

W. I. HOLLINGSWORTH & CO.,

By Geo R Le Baron
Vice President.

GRL-M

CABLE ADDRESS "TITLE TRUST"

Title Insurance and Trust Company

INCORPORATED DECEMBER 20TH 1893

CAPITAL AND SURPLUS $7,000,000

TITLE INSURANCE BUILDING

LOS ANGELES

June 1st 1926.

Mr. W. P. Whitsett,
Van Nuys, California.

Dear Sir:

Replying to yours of the 27th ultimo we enclose herewith copy of deed recorded in Book 5105 Page 301 of Deeds, also copies of quitclaim deeds recorded in Book 3976 Page 327 Official Records and Book 4893 Page 79 Official Records, all of these deeds running to the Pacific Electric Railway Company.

Very truly yours,
TITLE INSURANCE AND TRUST COMPANY

By J. B. Webber
J. B. Webber
Manager Searching Dept.

In reply refer to
Misc JBW

TL

Recorded in Book 5105 Page 301 of Deeds.

Suburban Home Company, a corporation organized and existing under the laws of the State of California, and having its principal place of business at Los Angeles, California, in consideration of Ten Dollars ($10.00), to it in hand paid, does hereby grant to Pacific Electric Railway Company, a corporation, the following described real property situated in the County of Los Angeles, State of California to-wit: Lots Six (6) to twelve (12) inclusive and Lots Twenty-eight (28) to thirty-six (36) inclusive, all in Block forty-one (41) of Tract Number Twelve Hundred, as per map recorded in Book 19 page 35 of Maps, in the office of the County Recorder of said County,

Subject to taxes of the fiscal year 1911-1912.

The land above conveyed is to be used as an electric railway station by the grantee and its assigns, and for such railway tracks and buildings as may be necessary for such purpose; and in connection therewith and for such purposes, there is also hereby granted to grantee a permanent easement to construct, maintain and operate one or more lines of electric railway, with necessary switches crossings, cross-overs and neyes over and across the strip of land thirty (30) feet wide lying east of and adjoining said Lots Six (6) to Twelve (12) inclusive above described at such places as may be necessary to connect the main railway of the grantee with the station grounds above granted.

There is reserved to the grantee, however, a right to lay conduits for water, gas, sewage and for telephone, telegraph and electric wires under and along the surface of the East twenty (20) feet of Lot Thirty-six (36) above described.

To have and to hold to the said grantee, its successors and assigns forever.

In Witness Whereof the grantor has hereunto caused its corporate

name and seal to be affixed by its President and Secretary thereunto duly authorized this 16th day of October 1911.

(Corporate Seal)

Suburban Home Company,
By Melville P. Frasier, President
By A. I. Newton, Secretary.

State of California) ss.
County of Los Angeles) On this 16th day of October in the year one thousand nine hundred and eleven, before me, F. H. Greene, a Notary Public in and for said County, personally appeared Melville P. Frasier, known to me to be the President, and A. I. Newton, known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

(Notarial Seal) F. H. Greene, Notary Public in and for the County of Los Angeles, State of California.

#183. A full, true and correct copy of original recorded at request of Grantee, Aug. 5, 1912 at 59 min. past 1 P.M. #353 Copyist 14. C. L. Logan, County Recorder, by A. Howlett, Deputy.

MS 5-29-26

Recorded in Book 4893 Page 79 O.R.

Order No. --

CORPORATION QUIT CLAIM DEED

SUBURBAN HOME COMPANY, a corporation organized under the laws of the State of California, with its principal place of business at Los Angeles, California, in consideration of ONE ($1.00) Dollar to it in hand paid, receipt of which is hereby acknowledged, does hereby Remise, release and quit claim to PACIFIC ELECTRIC RAILWAY COMPANY, a corporation, the real property in the County of Los Angeles, State of California, described as

Lots Six (6) to Twelve (12) inclusive, and Lots Twenty-eight-to Thirty-six (36) inclusive, all in Block Forty-one (41), of Tract No. 1200, as per map recorded in Book 19, Page 35 of Maps, in the office of the County Recorder of said County.

The purpose of this instrument is to release the grantee herein from that certain covenant contained in the deed between the same parties, which deed is recorded in Book 5105 Page 301 of Deeds, Records of said County, to-wit: "The land above conveyed is to be used as an electric railway station by the grantee and its assigns, and for such railway tracks and buildings as may be necessary for such purposes"; to the end that the title to said property shall be vested in the grantee herein free from any limitation upon the use thereof. There is reserved to the grantor, however, a right to lay conduits for water, gas, sewage and for telephone, telegraph and electric wires under and along the surface of the East twenty (20) feet of Lot Thirty-six (36) above described.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever. IN WITNESS WHEREOF, said Corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice-President and Assistant

Secretary thereunto duly authorized, this Fifteenth day of May, 1925.

(Corporate Seal) SUBURBAN HOME COMPANY

By R.K. Snow, Vice President.

By J.E. Murton, Assistant Secretary.

State of California, County of Los Angeles,)ss. On this Fifteenth day of May, 1925, before me, P.L. Bishop, a Notary Public in and for said County, personally appeared R.K. SNOW, known to me to be the Vice-President, and J.E. MURTON, known to me to be the Ass't. Secretary of SUBURBAN HOME COMPANY, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

(Notarial Seal) P.L. Bishop, Notary Public in and for the County of Los Angeles, State of California.

Recorded at request of Title Insurance and Trust Company May 18 1925 6 min. past 3 P.M. in Book 3976 at Page 327 of Official Records, Los Angeles County, Cal. C.L. Logan, County Recorder.

Pacific Electric Ry. Co. Jun 8 1925 Office of Chief Engineer.

#692 Copy of original recorded at request of Title Insurance & Tr. Co. Jul 7 1925 at 8:30 AM Copyist #133 Compared

C.L. Logan , County Recorder, By M. Frazier Deputy.

Recorded in Book 3976, Page 327, O. R.

Order No.....

Corporation Quit Claim Deed.

Suburban Home Company, a corporation organized under the laws of the State of California, with its principal place of business at Los Angeles, California, in consideration of One ($1.00) Dollars to it in hand paid, receipt of which is hereby acknowledged does hereby Remise, release and quitclaim to Pacific Electric Railway Company, a corporation, the real property in the County of Los Angeles, State of California, described as Lots Six (6) to Twelve (12) inclusive, and Lots Twenty-eight to Thirty-six (36) inclusive, all in Block Forty-one (41) of Tract No 1200 as per map recorded in Book 19 page 35 of Maps, in the office of the County Recorder of said County.

The purpose of this instrument is to release the grantee herein from that certain covenant contained in the deed between the same parties which deed is recorded in Book 5105 Page 301 of Deeds, Records of said County, to-wit: "The land above conveyed is to be used as an Electric Railway station by the grantee and its assigns, and for such railway tracks and buildings as may be necessary for such purposes"; to the end that the title to said property shall be vested in the grantee herein free from any limitation upon the use thereof. There is reserved to the grantor, however, a right to lay conduits for water, gas, sewage and for telephone, telegraph and electric wires under and along the surface of the East twenty (20) feet of Lot Thirty-five (35) above described. To Have and to Hold to the said grantee its successors and assigns forever. In Witness Whereof said Corporation has causes its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice-President

and Assistant Secretary thereunto duly authorized this fifteenth day of May, 1925.

(Corporate Seal) Suburban Home Company.

By R. K. Snow, Vice-President.

By J. E. Murton, Assistant Secretary.

State of California, County of Los Angeles)ss. On this fifteenth day of May, 1925, before me P. L. Bishop, a Notary Public in and for said County, personally appeared R. K. Snow, known to me to be the Vice-President and J.E. Murton, known to me to be the Ass't Secretary of Suburban Home Company, the corporation that executed the within and foregoing instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

(Notarial Seal) P. L. Bishop, Notary Public in and for the County of Los Angeles, State of California.

#1327 Copy of original recorded at request of Title Insurance and Trust Company May 18, 1925 at 6 min past 3 P. M. Copyist #153 Compared, C. L. Logan, County Recorder, By M. Miller Deputy.

-----0000-----

June 11, 1926.

Title Insurance & Trust Co.,
Title Insurance Building,
Los Angeles, California.

(Misc JBW)

Gentlemen:

Replying to yours of June 1, in reference to lots conveyed to the Pacific Electric Railway Company on October 16, 1911; I would be pleased to have a copy of the order I issued for this conveyance.

Yours very truly,

WPW
RBB

June 11, 1926.

Title Insurance & Trust Co.,
Title Insurance Building,
Los Angeles, California.

(Miss JSW)

Gentlemen:

Replying to yours of June 1, in reference to lots conveyed to the Pacific Electric Railway Company on October 16, 1911; I would be pleased to have a copy of the order I issued for this conveyance.

Yours very truly,

WKW
RAB

PACIFIC ELECTRIC RAILWAY COMPANY

OFFICE OF VICE PRESIDENT AND GENERAL MANAGER

D. W. PONTIUS,
VICE PRESIDENT AND GENERAL MANAGER

IN YOUR REPLY PLEASE REFER TO
FILE NO. W.O. 26076

LOS ANGELES, CALIFORNIA September 2, 1926.

W. I. HOLLINGSWORTH COMPANY,
Hollingsworth Building,
Los Angeles, California.

Gentlemen: Attention Mr. LeBaron.

Referring to your inquiry regarding this Company's Van Nuys Station property at Sherman Way and Friar Street, Van Nuys:

1. Pacific Electric Railway Company will sell this property for $100,000.

2. Purchaser to build a room at least 25 x 80 feet on the north end of the property, with necessary partitions and plumbing, including two toilets, per plans to be prepared by this Company's Chief Engineer, to be the same construction as building to be erected by purchaser on the property but with nothing fancy furnished in same. Pacific Electric Railway Company to have permanent use of this room for ticket office or any other use the Company may wish to make of same. Company will maintain room after erected.

3. Purchaser may retain air rights and the 75 feet back of the building, and will pay any taxes or assessments which may be levied either on the land or building. Pacific Electric Railway Company will endeavor to have property used by it placed under Operative tax roll as has been done in other similar instances.

4. Purchaser to pay the sum of $5,000 cash to bind the

PACIFIC ELECTRIC RAILWAY COMPANY

OFFICE OF VICE PRESIDENT AND GENERAL MANAGER

D. W. POSTLE,
VICE PRESIDENT AND GENERAL MANAGER

IN YOUR REPLY PLEASE REFER TO
FILE NO. W.O. 26076

LOS ANGELES, CALIFORNIA

September 2, 1926.

W. I. HOLLINGSWORTH COMPANY,
Hollingsworth Building,
Los Angeles, California.

Gentlemen: Attention Mr. Lebaron.

Referring to your inquiry regarding this Company's Van Nuys station property at Sherman Way and Friar Street, Van Nuys:

1. Pacific Electric Railway Company will sell this property for $100,000.

2. Purchaser to build a room at least 25 x 80 feet on the north end of the property, with necessary partitions and plumbing, including two toilets, per plans to be prepared by this Company's Chief Engineer, to be the same construction as building to be erected by purchaser on the property but with nothing fancy furnished in same. Pacific Electric Railway Company to have permanent use of this room for ticket office or any other use the Company may wish to make of same. Company will maintain room after erected.

3. Purchaser may retain air rights and the 75 feet back of the building, and will pay any taxes or assessments which may be levied either on the land or building. Pacific Electric Railway Company will endeavor to have property used by it placed under Operative tax roll as has been done in other similar instances.

4. Purchaser to pay the sum of $5,000 cash to bind the

W.O. 26076
9/2/26

W. I. HOLLINGSWORTH COMPANY. Sheet No.2

bargain, with the privilege of taking over the property at any time he can arrange with Mr. Bell, owner of the Van Nuys Fuel and Feed Company, to move to some other location, before the two years time which he has asked are up. Balance of purchase price to be paid when possession is given. Terms if desired.

5. As there will unquestionably be an advance in the value of the property up to the time the deal is closed, purchaser is to pay Pacific Electric Railway Company 3% interest on $95,000. Under this basis, the Railway Company will stand one half of interest and purchaser the balance.

6. Regular Realty Board Commission will be allowed, which, on the basis of a $100,000 sale would amount to $3,750, if deal is consummated.

All of the above is contingent on Pacific Electric Railway being granted a franchise by the City of Los Angeles; to make connections with the Southern Pacific station property which will be used for freight house and team track purposes; and obtaining permission from the State Railroad Commission to change the location of the station, also, subject to Board of Directors' approval, which I am satisfied will be granted.

If the above is acceptable, kindly have copy of this letter signed and return, with check for $5,000 as above.

Yours very truly,

Accepted

Original signed by D. W. Pontius

_____

No. 26076
3/2/26

bargain, with the privilege of taking over the property at any time he can arrange with Mr. Bell, owner of the Van Nuys Fuel and Feed Company, to move to some other location, before the two years time which he has asked are up. Balance of purchase price to be paid when possession is given. Terms if desired.

5. As there will unquestionably be an advance in the value of the property up to the time the deal is closed, purchaser is to pay Pacific Electric Railway Company 5% interest on $95,000. Under this basis, the Railway Company will stand one half of interest and purchaser the balance.

6. Regular Realty Board Commission will be allowed, which, on the basis of a $100,000 sale would amount to $3,750, if deal is consummated.

All of the above is contingent on Pacific Electric Railway being granted a franchise by the City of Los Angeles, to make connections with the Southern Pacific station property which will be used for freight house and team track purposes; and obtaining permission from the State Railroad Commission to change the location of the station, also, subject to Board of Directors' approval, which I am satisfied will be granted.

If the above is acceptable, kindly have copy of this letter signed and return, with check for $5,000 as above.

Yours very truly,

Accepted

Original signed by D. W. Pontius

_____

W. I. HOLLINGSWORTH, PRESIDENT B. O. MILLER, 1ST. VICE PRES. GEO. R. LE BARON, 2ND. VICE PRES.

W. I. HOLLINGSWORTH BLDG.
COR. 6TH & HILL ST.

W. I. HOLLINGSWORTH & Co.

INCORPORATED
REAL ESTATE AND INSURANCE
ESTABLISHED 1890
CABLE ADDRESS "HOLWORTH"
LOS ANGELES
TRINITY 9651

September 7, 1926.

Mr. W. P. Whitsett,

Van Nuys, California.

Dear Mr. Whitsett:

Please find enclosed copy of letter from the Pacific Electric Co. which is self explanatory. We certainly do not like the idea of paying 3% on $95,000. but if it cannot be gotten otherwise we are willing to do it. I wish you would advise me of your desires in the matter immediately on receipt of this.

Yours very truly,

W. I. HOLLINGSWORTH & CO.,

By George R. Le Baron
Vice President.

GRL-M

Enclosure.

W. I. HOLLINGSWORTH, PRESIDENT
B. O. MILLER, 1ST. VICE PRES.
GEO. R. LE BARON, 2ND. VICE PRES.

To W.P.W.

W. I. HOLLINGSWORTH BLDG.
COR. 6TH & HILL ST.

W. I. HOLLINGSWORTH & CO.

INCORPORATED

REAL ESTATE AND INSURANCE

ESTABLISHED 1890

CABLE ADDRESS
"HOLWORTH"

LOS ANGELES

TRINITY 9651

September 27, 1926.

Mr. W. P. Whitsett,

Van Nuys, California.

Dear Mr. Whitsett:

Your favor of the 25th with check for $2500. to hand. We received a letter from Mr. Pontius Saturday and everything is satisfactory. He is demanding a check for $5,000. which we will give him, and instruct him to get up a contract embodying the features outlined in our several letters.

Yours very truly,

W. I. HOLLINGSWORTH & CO.,

By Geo R Le Baron
Vice President.

GRL-M

May 11, 1927.

Honorable George E. Cryer,
Mayor, City of Los Angeles,
Los Angeles, California.

Dear Mr. Mayor:

I was requested by a committee of prominent citizens and taxpayers of the San Fernando Valley, to bring to your attention the matter of the crowded condition of the present branch City Hall at Van Nuys.

We made a personal investigation of this matter, and herewith submit you statement of the conditions which we find exist here.

First: The present accomodations for the Engineering Department are very poorly lighted and ventilated, due to the fact that the present building was never properly planned for drafting facilities. In the drafting rooms there is at the present time approximately 425 cubic feet of air space per man available, giving approximately 45 square feet of space for each man, which is about 60% adequate. Proper spacing requires from 75 to 90 square feet per man.

Due to the crowded condition existing in the building, the field department is required to make their headquarters at the city corrals in Van Nuys and Lankershim. Field records are kept in their offices and in case of fire many valuable records would be lost. It would be desirable to have their headquarters in the office of the city hall in order that these records could be properly kept in the vault.

The space in the public reception room is entirely inadequate for handling the needs and the demands of the public. The actual floor space available for the public waiting at the counter is only 72 square feet. This room is entirely shut off from any outside light, except by means of a skylight, and no provision has been made for any ventilation whatever. The approximate length of available counter space is only ten feet, which will accomodate only three or four people.

Present force: Technical men ---------- 45
Clerks and stenographers---- 5
(Above at Van Nuys City Hall)
Surveyors at Van Nuys ------ 26 (yard)
At other yard, ---------- 21
Building inspectors and
clerks, ---------- 13

Making a totalof 110 men

working in and reporting to this headquarters, which occupies a space as indicated by the enclosed blueprint, which represents the second story of the present City Hall. The first floor, being the same size, is occupied as follows:

Second: Police Department. There are 57 officers reporting, and 6 trusty's. These trusty's sleep in a little corner in the boiler room, 15 feet below the street level. There are two cells, and the number of prisoners placed in them will run in the neighborhood of 100 per month. This will give you an idea of the inadequacy of the space, and unsanitary conditions.

Third: Fire Department. There are 21 men in this department, ten sleeping under overcrowded conditions. The numerous daily calls from the public at these various departments, adds still further to these overcrowded conditions.

Fourth: The assistant city clerk has an office in the Chamber of Commerce building. The court is being held in the Holloway Building, more than a block from the police department. The receiving hospital is in the Odd Fellows building and the health officer has his office over the California Bank.

Our whole valley is growing by leaps and bounds, and as you will see by the number of people who are trying to occupy the limited floor space available, economy and efficienty not only demand more space; but the health conditions of the workers make this demand imperative at this time.

It would be taxing the present city hall almost beyond its capacity to accomodate the fire and police department, the receiving hospital, and the court. The latter three will very soon occupy all the space available.

This territory paid into the general fund for city taxes over $1,500,000 the past year, which is a gain in taxes paid into the fund of $310,000 over the previous year.

If this increase for the past year could be expended for a suitable building for these purposes, we feel the added efficiency in this work would wholly justify the investment, and we know it would be beneficial to the health of the workers.

Very truly,

WPW
RBB

Pytion.
Shung loop.
tool Post.
Rollers —

Mr. Hardesty
Mr. Scott.
" Elliott.
" Daniels

May 25, 1927.

Hon. Geo. E. Cryer,
Mayor, City of Los Angeles,
Los Angeles, California.

Dear Mr. Mayor:

History will record your administration as one that accomplished the provision of necessary and ample housing for the different departments of the city government, by the erection of the splendid City Hall now under construction in Los Angeles, and the one at San Pedro.

As a part of this very commendable program, our people feel that an outstanding building here, to meet the present and future needs of this great annexed territory as represented by the San Fernando Valley, is extremely important. Local leaders, with the interests of the community and greater Los Angeles at heart, have agreed to select an outstanding location on Van Nuys Boulevard for this purpose and to purchase same by bond issue. The facts set forth in my letter of May 11th emphasize this need.

In line with your administration's policy of building for future, as well as present needs, we feel that one outstanding building here would be much more efficient than several single units, and it is our belief it would add much prestige and stability toward the future growth of this valley section of the city. And in line with this policy we believe that a building of five or six stories would be none too large, as the additional floors could be completed as required, assuring by this method an economic expenditure for future growth.

There is no place about Los Angeles where such a building would stand out so conspicuously, a monument to emphasize the foresight of the present administration with regard to the future needs of this large annexed portion of the city, as has already been exemplified by the erection of the main City Hall in the downtown district.

Van Nuys is the center of the valley, and those who have made a careful study of the growth possibilities of the valley are agreed that half of the next million people to locate in Los Angeles will locate in the San Fernando Valley. A branch City Hall here to meet the present needs and provide for this growth at this time,

#2.

would be another economic forward stride in your splendid constructive program.

Very truly yours,

WPW
RBB

STATEMENT OF CONDITION

OF THE

Provident Building-Loan Association

as of

June 30, 1927

RESOURCES:		LIABILITIES:	
Loans, Definite Contract	$225,461.85	Guarantee Stock	$58,200.00
Loans on Certificates	867.50	Guarantee Stock Surplus	9,200.00
Real Estate Owned	21,696.11	Undivided Profits	5,916.48
Furniture and Fixtures	738.50	Interest Unpaid	4,277.67
Cash in Bank	47,335.39	Investment Certificates	206,300.16
Cash on Hand	236.30	Loans Due and Incomplete	13,836.14
Accrued Interest (Due July 1)	1,394.80		
TOTAL	$297,730.45	TOTAL	$297,730.45

Before dividend payment-

OFFICERS AND DIRECTORS

F. W. BERKSHIRE
President Van Nuys Realty Board,
Van Nuys, Cal.

HUGO A. CARLSON
Rancher, Owensmouth, Cal.

WALTER H. COX
Retired, Pasadena, Cal.

W. C. HADEN, Secretary

H. C. HATTERSCHEID
Banker, Van Nuys, Cal.

F. N. HIGH
Banker, Van Nuys, Cal.

GEORGE R. Le BARON
Vice-President W. I. Hollingsworth & Co.,
Los Angeles, Cal.

I. H. MALIN, Vice-President
Acme Fire Insurance Co., Los Angeles, Cal.

ALVIE McDONALD
Van Nuys, Cal.

LEE W. MILLER, Vice-President
President Reseda State Bank, Reseda, Cal.

FRANK X. PFAFFINGER
Treasurer Los Angeles Times

PAUL WHITSETT, Vice-President
Rancher, Van Nuys, Cal.

W. P. WHITSETT, President
Banker, Rancher, Commissioner Water and
Power, City of Los Angeles

L. Q. BRANSON
Banker, San Fernando, Cal.

GEO. B. JESS
Director Morris Plan Co., Los Angeles, Cal.

FINANCIAL STATEMENT

OF

PROVIDENT BUILDING-LOAN ASSOCIATION

June 30, 1927

6402 Van Nuys Boulevard
VAN NUYS, CALIFORNIA
Telephone 415

SETTLEMENT

GUARANTEE FUND

BANK OF VAN NUYS

VAN NUYS
CALIFORNIA

October 20, 1927

Los Angeles, California,
October 20, 1927.

Messrs. W. P. Whitsett and H. C. Hatterscheid,
Representatives for Stockholders,
Bank of Van Nuys,
Van Nuys, California.

Gentlemen:

We list herewith statement of the account of the Stockholders Guarantee Fund to October 23, 1927, together with a list of loans, which we desire to charge to the Fund on or before that date to comply with the provisions of the Merger Agreements of that bank with this bank.

If the settlement as outlined herewith is agreeable to yourselves and other stockholders, and after the charges and assignments are made, we ask that you execute the attached receipt. This settlement shall be final and complete as to the Guarantee Merger agreement.

Yours very truly,

Security Trust and Savings Bank

By_____
Vice President

VOW-T

Los Angeles, California,
October 20, 1927.

Messrs. W. P. Whitsett and H. G. Rutherford,
Representatives for Stockholders,
Bank of Van Nuys,
Van Nuys, California.

Gentlemen:

We list herewith statement of the account of the Stockholders Guarantee Fund to October 21, 1927, together with a list of loans, which we desire to charge to the Fund on or before that date to comply with the provisions of the Merger Agreements of that bank with this bank.

If the settlement as outlined herewith is agreeable to yourselves and other stockholders, and after the charges and assignments are made, we ask that you execute the attached receipt. This settlement shall be final and complete as to the Guarantee Merger agreement.

Yours very truly,

Security Trust and Savings Bank

By _____
Vice President

VOM-T

GUARANTEE FUND

BANK OF VAN NUYS STOCKHOLDERS

ACCOUNT #2247 - VAN NUYS BRANCH

October 20, 1927

10-23-26	Original Deposit	$50,000.00
12-21-26	Interest	377.80
6-30-27	Interest	1,000.54
10-20-27	Interest	656.48
10-20-27	Bal. in fund	$52,041.82

SETTLEMENT

10-20-27	Balance in fund		$52,041.82
10-20-27	Check to Head Office for J. L. Price Real Estate Deed	$3,403.34	
10-20-27	Check to Van Nuys Branch Loans per list	18,856.80	
10-20-27	Check to W. P. Whitsett & H. C. Hatterscheid, Representatives, Stockholders, Bank of Van Nuys	29,781.68	
		$52,041.82	$52,041.82

GUARANTEE FUND

BANK OF VAN NUYS STOCKHOLDERS

ACCOUNT #2547 - VAN NUYS BRANCH

October 20, 1927

10-23-26	Original Deposit	$50,000.00
12-31-26	Interest	377.80
6-30-27	Interest	1,000.54
10-20-27	Interest	656.48
10-20-27	Bal. in fund	$52,041.82

SETTLEMENT

10-20-27	Balance in fund		$52,041.82
10-20-27	Check to Head Office for J. L. Price Real Estate Deed	$3,403.34	
10-20-27	Check to Van Nuys Branch Loans per list	18,856.80	
10-20-27	Check to W. P. Whitsett & H. G. Hatterschold, Representatives, Stockholders, Bank of Van Nuys	29,781.68	
		$52,041.82	$52,041.82

EXHIBIT "A"

VAN NUYS BRANCH

UNSATISFACTORY LOANS

	Amount of Note	Interest	Expenses
L. A. Cooper W. H. Cooper	$62.27	$1.91	
Geo. A. Cook	200.00	12.00	
Anna C. Engel	80.00	—	
Geo. R. Garwood	800.00	14.67	
Louis F. Gates	250.00	15.00	
J. H. Dreiss	66.67	.59	
Wm. Dirks	150.00	4.35	
V. O. Lannie	200.00	5.13	
S. P. O'Hern Geo. Drake	223.03	3.90	
A. J. Schaefer	2,150.00	56.98	
Van Nuys Motor Co.	1,300.00 1,100.00 900.00	78.00 66.00 54.00	
Chas. F. Gonder	56.74	3.37	
Geo. C. Steele	160.00	9.60	
Geo. Black	113.00	6.78	
Guy R. Faulkner	147.60	2.94	
E. D. Fountain	100.00	6.00	
Anna Gertzoff	86.92	5.22	
Paul Jones	100.00	6.00	
Meral Montgomery	295.00	17.70	
J. D. Van Grundy	350.00	21.00	
Jas. F. Peters	3,815.00	59.14	
J. C. Knapp	1,741.33	58.32	

EXHIBIT "A"

VAN NUYS BRANCH

UNSATISFACTORY LOANS

	Amount of Note	Interest	Expenses
I. A. Cooper W. H. Cooper	$652.27	$1.91	
Geo. A. Cook	200.00	12.00	
Anna C. Nagel	80.00	—	
Geo. R. Garwood	800.00	14.67	
Louis F. Gates	250.00	15.00	
J. H. Dreiss	66.67	.59	
Wm. Dirks	150.00	4.35	
V. O. Lemmie	200.00	5.13	
S. P. O'Hara Geo. Drake	223.03	3.90	
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E. D. Fountain	100.00	6.00	
Anna Gertzoff	86.92	5.22	
Paul Jones	100.00	6.00	
Maral Montgomery	235.00	17.70	
J. D. Van Grundy	350.00	21.00	
Jas. F. Peters	3,815.00	59.14	
J. C. Knapp	1,744.33	58.32	

	Amount of Note	Interest	Expenses
J. L. Price	$3,456.23	$207.36	$237.05
J. L. Price Deed	2,800.00	239.14	364.20

Security Trust & Savings Bank acquired title to Lot 17, Block 42, Tract 1200, in the City of Los Angeles, State of California, on the foreclosure of Trust Deed held to secure a loan of $3,500.00 held originally by the Bank of Van Nuys, and which was a lien on the property subsequent to a first mortgage of $2,800 held by the Head Office. The Security Trust & Savings Bank has agreed to deed this property on the order or directions of the Bank of Van Nuys stockholders or their representatives.

Totals	$20,703.79 955.10 601.25	$955.10	$601.25
Grand Total	$22,260.14		

	Amount of Note	Interest	Expenses
1. L. Price	$3,456.23	$207.36	$231.05
1. L. Price Deed	2,800.00	239.14	364.20

Security Trust & Savings Bank acquired title to Lot 17, Block 42, Tract 1200, in the City of Los Angeles, State of California, on the foreclosure of Trust Deed held to secure a loan of $3,500.00 held originally by the Bank of Van Nuys, and which was a lien on the property subsequent to a first mortgage of $2,800 held by the Head Office. The Security Trust & Savings Bank has agreed to deed this property on the order or directions of the Bank of Van Nuys stockholders or their representatives.

Totals	$20,703.79 955.10 601.25	$955.10	$601.25
Grand Total	$22,260.14		

October 20, 1927.

Security Trust and Savings Bank,
Los Angeles, California.

Gentlemen:

We have this day received the notes listed in the attached schedule marked Exhibit "A", and assignments to ourselves as representatives for the stockholders of the Bank of Van Nuys.

We have also received your check in the amount of $29,781.68, payable to ourselves as representatives of the stockholders of the Bank of Van Nuys, this being the entire cash balance remaining in the $50,000 Guarantee Fund, with interest, provided for in the Agreements of Merger between yourselves and the Bank of Van Nuys after all the proper charges have been made against said Fund.

_____

_____
Representatives for Stockholders, Bank of Van Nuys.

T

October 20, 1927.

Security First National Bank,
Los Angeles, California.

Gentlemen:

We have this day received the notes listed in the attached schedule marked Exhibit "A", and assignments to ourselves as representatives for the stockholders of the Bank of Van Nuys.

We have also received your check in the amount of $20,721.62, payable to ourselves as representatives of the stockholders of the Bank of Van Nuys, this being the entire cash balance remaining in the $50,000 Guarantee Fund, with interest, provided for in the Agreements of Merger between ourselves and the Bank of Van Nuys after all the proper charges have been made against said Fund.

Representatives for Stockholders, Bank of Van Nuys.

T

J. E. ALLISON, F.A.I.A D. C. ALLISON, F.A.I.A.

ALLISON AND ALLISON
ARCHITECTS
1005 HIBERNIAN BLDG.
LOS ANGELES, CAL.

January 16, 1928.

Mr. W. P. Whitsett,
Van Nuys, Cal.

Dear Mr. Whitsett:

I see by the newspapers that a new City Hall is being agitated for Van Nuys and thinking that you would doubtless have something to do with the project, we are writing to ask if you will kindly remember us when the question of architects comes up.

As you know, we are taxpayers in the Valley and at the same time feel that we are competent to plan a building of this type in an efficient manner, and unless the thing is dominated by politics we should certainly appreciate an opportunity to get in on it.

If there is to be a bond election to finance the project it might help things along immensely to have a nice set of preliminary sketches and a large water color perspective of the proposed building to place in your Bank window to stimulate interest in the project. This we should be very glad to prepare in advance of the bond election with the understanding, of course, that if the bonds go over, we be retained as the architects.

I see our friend Berkshire is named as a member of the committee of the Chamber of Commerce and if you are not directly interested yourself, perhaps you could turn this letter over to him.

Thanking you most kindly for many past favors, we remain,

Very truly yours,

ALLISON and ALLISON.

By J. E. Allison

J
E
A
:
A

J A N U A R Y
18th. 1928.

ALLISON & ALLISON, ARCHITECTS,
1005 Hibernian Building,
Los Angeles, California.

Mr. J.E.Allison.

Dear Mr. Allison:

Replying to yours of January 16th. I do not know who would be the proper authorities to get in touch with concerning a water color perspective for the new City Hall at Van Nuys, but would suggest that you could find this out through your very good friend, Mr. Bakkus.

I can see considerable advantage in having such a sketch but would like the suggestion to come from the City Hall, if possible.

Sincerely yours,

President.

WPW
AW

OFFICERS

JAS. R. GOLDSWORTHY PRESIDENT
FRANK W. BERKSHIRE 1ST VICE PRES.
JOHN W. PRAISWATER 2ND VICE PRES.
ROBERT ALLINGTON TREASURER
GRACE L. CHAPMAN SECRETARY

Van Nuys Chamber of Commerce

"HUB OF THE SAN FERNANDO VALLEY"
Center of Most Diversified Agricultural Area in the U. S.

DIRECTORS

ROBERT ALLINGTON JAS. R. GOLDSWORTHY
FRANK W. BERKSHIRE H. H. A. HASTINGS, JR.
CHARLES A. BEVIS B. R. HOLLOWAY
GEORGE A. CHAPMAN S. O. HOUGHTON
HARRY J. CLEVER FRANK M. KEFFER
LOUIS S. GRANGER WM. J. PETIT
ROBT. L. HANLEY JOHN W. PRAISWATER
W. P. WHITSETT

EXECUTIVE OFFICE
405 ALLINGTON BUILDING
PHONE 40

Van Nuys, California January 23, 1928

Mr. W. P. Whitsett,
Van Nuys, Cal.

Dear Mr. Whitsett:

With reference to the paving of Van Nuys - Beverly Glen Boulevard from Ventura Boulevard south to the end of the paved road to Beverly Glen.

As you probably know, this matter has been under way some two years and has been delayed for numerous reasons and at the present time, the Los Angeles Chamber of Commerce considers this one of the most important improvements under way pertaining to the future of Van Nuys.

I called the City Enginner's office this morning and Mr. Roohan informed me that the proceedings are now in the Water Department, requiring certain signatures and approvals by this department and this work is being handled by Mr. Angilli.

Because of the importance of this improvement being hurried through, we take this means of asking you to use your good offices in behalf of our chamber of commerce with a view of having this road completed in time for the opening of the University of California at Los Angeles, which is likely to come about during the present year.

Very truly yours,

Jas. R. Goldsworthy
(C)

JRG:GLC

DEPARTMENT OF WATER AND POWER

BUREAU OF WATER WORKS AND SUPPLY
OF THE
CITY OF LOS ANGELES

WM. MULHOLLAND,
CHIEF ENGINEER AND GENERAL MANAGER

MUNICIPAL WATER AND POWER BLDG. 207 S. BROADWAY TELEPHONE METROPOLITAN 4200

ADDRESS REPLY TO
CHIEF ENGINEER AND GENERAL MANAGER
BUREAU OF WATER WORKS AND SUPPLY

February 1st, 1928

Mr. W. P. Whitsett
Van Nuys, California

Dear Mr. Whitsett:

The plans for the improvement of Van Nuys - Beverly Glen Boulevard referred to in Mr. Goldsworthy's letter to you of January 23rd were returned to the City Engineer's Office by this Department on January 25th.

The plans were only in this office a very few days for the checking of the location of the water pipes.

I am returning herewith Mr. Goldsworthy's letter, as per your request, and hope that the above information will be satisfactory.

Yours very truly,

H. A. Van Norman
H. A. VAN NORMAN
ASS'T. CHIEF ENGR. & GEN'L MGR.

Mail Goldsworthy

WH

VAN NUYS PROPERTY

Cor. Van Nuys Blvd. & Friar Street

North Building
One Story

Land Value - 96½ ft. on Van Nuys Blvd. by 150 ft. deep @ $600 per Front Foot		$ 57,900.00
(One story bldg. (95½ x 150 ft. - 14,325 sq.ft. @ $3. per sq.ft.)	Est. Cost	45,000.00
	Total Cost	$102,900.00

INCOME:

20 year lease		5 yrs.	5 years	5 years	5 yrs.
P.E. 25 x 80 ft.		0	0	0	0
Pennie 41½ x 150	(per month)	$400.00	$400.00	$425.00	$450.00
Woolworth 29x105'	" "	250.00	275.00	300.00	325.00
		650.00	675.00	725.00	775.00
		12	12	12	12
		$ 7800.00	$8100.00	$8700.00	$9300.00

GROSS INCOME per year for each of first 5 years	$ 7,800.00
Allow for taxes and insurance per year	1,800.00
NET INCOME	$ 6,000.00

VAN NUYS PROPERTY

Cor. Van Nuys Blvd. & Friar Street

North Building
One Story

Land Value - 96½ ft. on Van Nuys Blvd. by 150 ft. deep @ $600 per Front Foot	$ 57,900.00
(One story bldg. 95½ x 150 ft. - 14,325 sq.ft. @ $3. per sq.ft.) Est. Cost	46,000.00
Total Cost	$102,900.00

INCOME:

20 year lease	5 yrs.	5 years	5 years	5 yrs.
P.S. 25 x 80 ft.	0	0	0	0
Pennie 44½ x 150 (per month)	$400.00	$400.00	$425.00	$450.00
Woolworth 29x105' " "	280.00	275.00	300.00	325.00
	680.00	675.00	725.00	775.00
	12	12	12	12
	$ 7800.00	$8100.00	$8700.00	$9300.00

GROSS INCOME per year for each of first 5 years	$ 7,800.00
Allow for taxes and insurance per year	1,800.00
NET INCOME	$ 6,000.00

VAN NUYS PROPERTY

South Building

Two story

Land Value - 78½ft. on Van Nuys Blvd. (corner) by 60 ft. on Friar St. @ $600 Front Foot		$ 47,100.00
Two story building, 77½ x 60 ft. 9300 sq.ft. @ $300 per sq.ft.	)Est.)Cost	28,500.00
	TOTAL	$ 75,600.00

INCOME:

			Per Mo.	Per Yr.
Cor.store	17½ x 60 ft.	@ $15.00 F.F.	$262.50	$3150.00
Adjoining corner	15 x 60 ft.	@ 13.50 F.F.	202.50	2430.00
2nd from corner	15 x 60 ft.	@ 13.50 F.F.	202.50	2430.00
3rd from corner	15 x 60 ft.	@ 12.00 F.F.	180.00	2160.00
4th from corner (adjoins Woolworth)	15 x 60 ft.	@ 12.00 F.F.	180.00	2160.00
		Total		$12,330.00
Second floor 4650 sq.ft. @ (?) $250/				3,000.00
		Total income		$ 15,330.00
Deduct for taxes and insurance				2,000.00
		NET INCOME		$ 13,330.00

VAN NUYS PROPERTY

South Building

Two story

Land Value - 78½ft. on Van Nuys Blvd. (corner) by 60 ft. on Friar St. @ $600 Front Foot	$ 47,100.00
Two story building, 77½ x 60 ft.)Est. 9300 sq.ft. @ $300 per sq.ft.)Cost	28,500.00
TOTAL	$ 75,600.00

INCOME:

			Per Mo.	Per Yr.
Cor.store	17½ x 60 ft.	@ $15.00 F.F.	$262.50	$3150.00
Adjoining corner	15 x 60 ft.	@ 13.50 F.F.	202.50	2430.00
2nd from corner	15 x 60 ft.	@ 13.50 F.F.	202.50	2430.00
3rd from corner	15 x 60 ft.	@ 12.00 F.F.	180.00	2160.00
4th from corner (adjoins Woolworth)	15 x 60 ft.	@ 12.00 F.F.	180.00	2160.00
Total				$12,330.00
Second floor 4650 sq.ft. @ (?) $250\				3,000.00
Total Income				$ 15,330.00
Deduct for taxes and insurance				2,000.00
NET INCOME				$ 13,330.00

SUMMARY

North building - Net income per year	$ 6,000.00
South Building - " " " "	13,330.00
TOTAL NET INCOME	$ 19,330.00

TOTAL COST:

North Building	$ 45,000.00	
Land	57,900.00	$ 102,900.00
South Building	$ 28,500.00	
Land	47,100.00	75,600.00
GRAND TOTAL INVESTMENT		$ 178,500.00

10.82% NET INCOME

178,500 (19330.00 (10.82 % NET INCOME
1785
14800
14280
5200
3560
640

R. C. LANDRY

7-24-28

LOS ANGELES
S. E. Cor. Sixth & Hill Sts.
Fourth Floor Hollingsworth Building
W. L. HOLLINGSWORTH & CO.

W. I. HOLLINGSWORTH & CO.
Fourth Floor Hollingsworth Building
S. E. Cor. Sixth & Hill Sts.
LOS ANGELES

7-24-28

R. C. LANDRY

640
3860
5200
14280
14800
1785
178,800 (19550.00 (10.82 % NET INCOME

10.82% NET INCOME

GRAND TOTAL INVESTMENT $ 178,800.00

TOTAL COST:		
North Building	$ 45,000.00	
Land	57,900.00	$ 102,900.00
South Building	$ 28,500.00	
Land	47,100.00	75,600.00

TOTAL NET INCOME	$ 19,330.00
South Building - " " " "	13,330.00
North building - Net income per year	$ 6,000.00

SUMMARY

W. I. HOLLINGSWORTH, PRESIDENT B. O. MILLER, 1ST. VICE PRES. GEO. R. LE BARON, 2ND. VICE PRES.

W. I. HOLLINGSWORTH BLDG.
COR. 6TH & HILL ST.

W. I. HOLLINGSWORTH & CO.

INCORPORATED
REAL ESTATE AND INSURANCE
ESTABLISHED 1890
CABLE ADDRESS "HOLWORTH"
LOS ANGELES
TRINITY 9651

August 6, 1928

Mr. W. P. Whitsett,
Provident Building & Loan Assn.,
Van Nuys, California.

My dear Mr. Whitsett:

I am sending you herewith a little set up on the Van Nuys and Friar Street corner together with a rough plat of the building that will be required on the inside portion of the property. This can be built for a maximum of $45,000.00.

In setting this up I have figured on 97½ feet inside by 150 feet deep; the inside 25 feet to be the Pacific Electric office; the next 41½ feet would be the Penny Co. and the next 25 feet Woolworth. These, with the partitions makes 97½ feet.

Taking the ground at $600.00 per foot or on a basis of $105,000. not taking into consideration the rear portion of Friar Street, this would be taking the property at practically what it cost us, and you will see that on the basis of the leases I feel positive we could make that it would pay 6% net on the cost during the first five years, but we consider that the Penney Company and the Woolworth Company would make the district.

On the second page I have figured out the rentals I think a two story building would bring. The rentals are figured from $12.00 to $15.00 per front foot. With Penney and Woolworth in the same block I believe we could get these rentals as the shoe store next to Humpty Dumpty is paying $175.00 for 13 feet, the vacant store next they are asking $115.00 for 15 feet, and other rentals accordingly.

I wish you would read this over and give me your reaction as we have to get busy if we want Penney and Woolworth.

Please return the little sketch for our files.

Yours very truly,

Vice President.

GRL-M

August 8, 1928.

Mr. Geo. R. LeBaron, Vice-Pres.
W. I. Hollingsworth & Company
Los Angeles, California.

Dear Mr. LeBaron:

I have gone over the set up on the Depot property with considerable interest and feel it is better from a revenue standpoint than anything I have been able to work out and while I would hate to lose the opportunity of getting two such desirable tenants as you spoke of, my preference has been to carry the property along under option until this fall or there is a change in conditions which will improve our opportunities of finding someone that would take the property off our hands at a profit in the neighborhood of $50,000.00.

If the matter could be carried along as it is until about the first of the year without us taking serious chances of losing the tenants you have in view, that would be my preference in the matter. Next would be the plan to find someone who would take it off our hands, paying us our profit now leaving to the last the necessity of digging up the hard cash and complying with the conditions of getting in full possession of the property which, I understand, is quite complicated and would take considerable time, in order to get rid of the tracts which I think are so situated as to prohibit any building on the property until they are removed.

I would be glad to discuss these points with you at any time. I am enclosing sketches as per your request.

Sincerely yours,

President.

PACIFIC ELECTRIC RAILWAY COMPANY
PACIFIC ELECTRIC LAND COMPANY

PACIFIC ELECTRIC BUILDING

ASSISTANT TO VICE PRESIDENT
REAL ESTATE, TAX & RESORT
DEPARTMENT
788 PACIFIC ELECTRIC BUILDING
METROPOLITAN 7400

IN YOUR REPLY PLEASE REFER TO
FILE NO. W.O. 26246

LOS ANGELES, CALIFORNIA November 6th, 1928

MR. REX C. LANDRY,
W. I. Hollingsworth & Company,
Los Angeles, California.

Dear Sir:

Referring to conversation with you and Mr. Cornell relative to the spur track serving Charles N. Bell's feed and fuel business, which track crosses the property at the corner of Sherman Way and Friar Street which you have contracted to buy from Pacific Electric Railway Company:

Am enclosing with this three copies of suggestions for a resolution to be passed by the Van Nuys Chamber of Commerce before Pacific Electric Railway Company renews its application to the City of Los Angeles for franchise in connection with the proposed relocation of its freight and passenger station trackage.

Inasmuch as Mr. Le Baron has heretofore been handling this matter with Mr. Whitsett I would suggest that you take it up with him before working these suggestions into a final draft of resolution.

Yours very truly,

E. L. Young

ELY-EM
Encl
cc-Mr. Geo. R. Le Baron
W.I.Hollingsworth Co.

W. I. HOLLINGSWORTH, PRESIDENT B. O. MILLER, 1ST. VICE PRES. GEO. R. LE BARON, 2ND. VICE PRES.

W. I. HOLLINGSWORTH BLDG.
COR. 6TH & HILL ST.

W. I. HOLLINGSWORTH & CO.

INCORPORATED
REAL ESTATE AND INSURANCE
ESTABLISHED 1890
CABLE ADDRESS "HOLWORTH"
LOS ANGELES
TRINITY 9651

November 8, 1928.

Mr. W. P. Whitsett,
Provident Building & Loan,
Van Nuys, California.

Dear Mr. Whitsett:

I am sending you a copy of the suggested resolution in reference to the Van Nuys Pacific Electric Railway property. I am holding one copy in my office so if you want me to give it to Mr. Arnoll, Secretary of the Chamber of Commerce, I can do it. You being on the ground will know best how to handle this.

Yours very truly,

Geo. R. Le Baron
m

GRL-M

Vice President.

PACIFIC ELECTRIC RAILWAY COMPANY
PACIFIC ELECTRIC LAND COMPANY

PACIFIC ELECTRIC BUILDING

ASSISTANT TO VICE PRESIDENT
REAL ESTATE, TAX & RESORT DEPARTMENT
788 PACIFIC ELECTRIC BUILDING
MEtropolitan 7400

IN YOUR REPLY PLEASE REFER TO
FILE NO W.O. 26246

LOS ANGELES, CALIFORNIA February 1st, 1929

MR. REX C. LANDRY,
W. I. Hollingsworth Company,
Los Angeles, California.

Dear Sir:

Referring to conversation with you relative to resolution passed November 13th by the San Fernando Valley Branch of the Los Angeles Chamber of Commerce, regarding relocation of the station facilities, etc., at Sherman Way and Friar Street, Van Nuys:

After studying the situation our Law Department makes the following comments and suggestions:

"I do not know whether this resolution was passed by the same body that had the matter up in 1926. I suppose that it is. I believe that you have the original resolutions in your file.

"If the Chamber of Commerce is whole-heartedly supporting this change I do not see why they did not pass a resolution similar to the one we submitted.

"There was a great deal of opposition to our application when it came up before the Board of Public Utilities in 1926. Unless the opposition is removed, I do not think it would pay us to renew the application. Somebody will have to canvass the situation and find out just what the sentiment is now and it seems to me that the purchaser of the property is the one to do this, but he will have to have someone go out there and really work on it. He should have had someone attend the meeting of the Chamber of Commerce to ascertain just what the feeling was among the members and whether the opinion was divided.

"If the Chamber of Commerce is whole-heartedly with us, that body ought to be able to at least find out what the attitude of the people in general is, but I think someone will have to keep in personal touch with the situation until we get the matter lined up.

"At the time of the hearing before the Board of Public Utilities the following were given notice of the hearing:

Van Nuys Grain & Feed Co.,
Friar & Vesper,
Van Nuys, Calif.

Chamber of Commerce,
Van Nuys,
California.

L. S. McNeil,
Mgr. J. T. Penny Co., Box 1148,
Van Nuys, Calif.

Frank M. Keffer,
Editor, Van Nuys News,
Van Nuys, Calif.

Marshall See,
Van Nuys Hardware Company,
Van Nuys, Calif.

Ed. Drecert,
6325 Sherman Way,
Van Nuys, Calif.

Wm. Jones,
6324 Sherman Way,
Van Nuys, Calif.

Dr. E. H. Hughes
6304 Sherman Way,
Van Nuys, Calif.

Guss Heiman,
Van Nuys Pharmacy,
Van Nuys, Calif.

Dr. H. F. Brown,
5325 Sherman Way,
Van Nuys, Calif.

A. D. Fry,
7103 Sherman Way,
Van Nuys, Calif.

"I think a good many of the above were adverse to our application."

I would suggest that you discuss this with Mr. LeBaron and see what can be done in the way of a united approval of the plan and a stronger, representative resolution.

Yours very truly,

E. L. Jenny

ELY-EM
cc-Mr. Karr
Mr. Geo. R. LeBaron

W. I. HOLLINGSWORTH, PRESIDENT B. O. MILLER, 1ST. VICE PRES. GEO. R. LE BARON, 2ND. VICE PRES.

W. I. HOLLINGSWORTH BLDG.
COR. 6TH & HILL ST.

W. I. HOLLINGSWORTH & CO.

INCORPORATED
REAL ESTATE AND INSURANCE
ESTABLISHED 1890
CABLE ADDRESS "HOLWORTH" LOS ANGELES TRINITY 9651

February 5, 1929

Mr. W. P. Whitsett,
Provident Bldg. & Loan Assn.,
Van Nuys, California.

Dear W. P:

You will find enclosed a letter which was addressed to us by the Pacific Electric Railway Co. in connection with the movement to secure the removal of the spur track from the Van Nuys property.

Please look this over and let us have your suggestions as to what would be the next logical step to get from the Van Nuys Chamber of Commerce the type of approval suggested by Mr. E. L. Young.

Your co-operation will be appreciated.

Yours very truly,

W. I. HOLLINGSWORTH & CO.,

By George R. Le Baron
Vice President.

GRL:MH

Just returned and found the Elect Co letter on my desk
S P

J. E. ALLISON, F.A.I.A D. C. ALLISON, F.A.I.A.

ALLISON AND ALLISON
ARCHITECTS
1005 HIBERNIAN BLDG.
LOS ANGELES, CAL.

May 2, 1929.

Mr. W. P. Whitsett,
Van Nuys, Calif.

Dear Mr. Whitsett:

We understand the site has been selected for the new Van Nuys City Hall and that the bond election will be put up to the voters in the near future. In the meantime we note by the papers that the new City Hall building may be designed by C. O. Brittain of the Construction Department, City Hall.

We should think the citizens of Van Nuys would want something better than this Department is used to putting out, and believe that the only way to accomplish this is to have private architects who have had a large experience in this class of work.

Any little word you might say for us with the powers-that-be, should you have the opportunity, will be very greatly appreciated.

Yours very truly,

ALLISON and ALLISON.

By J E Allison

JEA:A

C
O
P
Y

May 2, 1929.

Mr. C. O. Brittain,
Superintendent of Construction,
City Hall,
Los Angeles, Calif.

Dear Mr. Brittain:

In case your Department does not handle the architectural work on the proposed new City Hall of Van Nuys, we should like very much indeed to be considered for this work.

We are heavy taxpayers in the Valley, owning a 230 acre ranch just north of Van Nuys, which we feel gives us more than an ordinary interest in Van Nuys.

We planned the High Schools buildings at Van Nuys some years ago, also the new Branch Library and the Security Savings & Trust Company building, as well as the Christian Church and the Provident Building-Loan Association building, so that we are quite well represented there.

Any consideration you can give us for this work will be greatly appreciated.

Very truly yours,

ALLISON and ALLISON.

By (signed) J. E. Allison

JEA:A

Copy to Mr. Whitsett

P. S. Enclosed is a partial list of our work which will serve to give you an idea of our general experience as architects.

COPY

May 2, 1929.

Mr. O. O. Brittain,
Superintendent of Construction,
City Hall,
Los Angeles, Calif.

Dear Mr. Brittain:

In case your Department does not handle the architectural work on the proposed new City Hall of Van Nuys, we should like very much indeed to be considered for this work.

We are heavy taxpayers in the Valley, owning a 250 acre ranch just north of Van Nuys, which we feel gives us more than an ordinary interest in Van Nuys.

We planned the High Schools buildings at Van Nuys some years ago, also the new Branch Library and the Security Savings & Trust Company building, as well as the Christian Church and the Provident Building-Loan Association building, so that we are quite well represented there.

Any consideration you can give us for this work will be greatly appreciated.

Very truly yours,

ALLISON and ALLISON.

By (signed) J. E. Allison

JEA:A

Copy to Mr. Whitsett

P. S. Enclosed is a partial list of our work which will serve to give you an idea of our general experience as architects.

Growth....reflecting the **Confidence of Investors**....**Prompt Payments** by our local clients....the **Security** of **Conservatively Appraised** San Fernando Valley **Home Properties**.... is evidenced by our **Statement of condition, June 30, 1930:**

RESOURCES		LIABILITIES	
LOANS, Secured by First Lien Trust Deeds	$658,063.13	Guarantee Stock	$ 63,000.00
LOANS, Secured by 6% Investment Certificates	3,669.88	Guarantee Stock Surplus	10,500.00
Office Building	72,443.44	Undivided Profits	4,607.03
Furniture and Fixtures	3,781,50	Dividend Declared	1,890.00
Cash on Hand and in Bank	62,097.35	Bank Loan	15,000.00
Interest Accrued	5,126.17	Investment Certificates	671,427.82
		Reserve for Incomplete Loans	14,876.52
		Reserve for Depreciation	6,661.37
		Interest Unpaid	16,788.73
		Sundry	430.00
TOTAL	$805,181.47	TOTAL	$805,181.47

Your Investments with us are secured by Amortized First Trust Deeds on improved San Fernando Valley Real Estate.

Your funds are further secured by our practice of ultra-conservative land appraisals by our own directors. Valley properties upon which our loans are made are conservatively worth more than twice the total amount of our loans.

Never A Loan Loss---Not A Delinquent Loan On Our Books

Provident Investment Certificates pay 6%.

Your funds in these Investment and Savings Certificates are TAX EXEMPT in California.

Voluntary audits and other self-imposed safeguards, exceeding those required by state law, give added protection to your investment.

This association is UNDER SUPERVISION of the State Building & Loan Commissioner.

We have no branches.

Transfer Your Savings NOW. Funds Invested to July 10 will Draw Interest from July 1

Provident Building-Loan Association

6410 Van Nuys Blvd. Van Nuys **Phone 415**

OFFICERS AND DIRECTORS

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Paul Whitsett.....Vice-President
Lee W. Miller.....Vice-President
Walter Mendenhall.....Secretary

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San Fernando

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GEORGE B. JESS
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GEORGE R. LeBARON
Vice-President, W. I. Hollingsworth & Co.
Los Angeles

WALTER MENDENHALL
Manager The Van Nuys News
Van Nuys

ALVIE McDONALD
Van Nuys

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Reseda

FRANK X. PFAFFINGER
Treasurer, Los Angeles Times
Los Angeles

PAUL WHITSETT
Rancher
Van Nuys

W. P. WHITSETT
Banker, Rancher, Chairman of Metropolitan Water District of Southern California
Van Nuys

ALLAN J. WILSON
Citrus Grower
San Fernando

May 14, 1931

Congressman W. E. Evans
625 Cumberland Road
Glendale, Calif.

Dear Congressman:

Enclosed find copy of letter from John W. Philp, Fourth Assistant Postmaster General, which is self-explanatory.

I am looking forward with a great deal of pleasure to introducing you over the radio on KNX Friday evening at 7:30.

Sincerely yours,

W:R
encl

(COPY)

Division of
Post Office Quarters

In Replying
Mention Initials and Date
Q-Da-86

POST OFFICE DEPARTMENT

Fourth Assistant Postmaster General

WASHINGTON

May 6, 1931

Mr. W. P. Whitsett,

Van Nuys, California.

My dear Sir:

Receipt is acknowledged of your telegram of the 4th instant, concerning bids recently submitted to lease quarters for the post office at Van Nuys. It is noted that you and other citizens of the town can furnish a suitable lot for a new building, and your communication has been sent to the Department's representative, who is to investigate the sites offered, with a request that he confer with you and others interested.

Sincerely yours,

(Signed) JNO. W. PHILP

Fourth Assistant Postmaster General

L

PROPOSAL TO LEASE QUARTERS

Van Nuys, Calif., May 23, 1931., 19

The POSTMASTER GENERAL,
Washington, D. C.

William P. Whitsett and Sara H. Whitsett hereby agree to lease for a term of {~~five~~ ~~ten~~ Three} years from Oct. 1, 1931, or date thereafter of completion of building or any contemplated improvements, additions, et cetera, for the use of the post office at VAN NUYS, CALIF. with option to for not to exceed two years additional at a rental of Twenty-one hundred ninety-nine and 96/100 dollars ($2199.96) per annum, payable monthly, subject to the provisions of the form of lease used by the Post Office Department, the provisions of Section 65, Postal Laws and Regulations, and the requirements relative to heating and lighting equipment and heat and light (see reverse side of this form), which have been carefully read, the following rooms:

First floor 37/18 feet 6/6 inches by 39/39 feet 0/0 inches, providing } 2184 square feet, net;
Second floor ____ feet ____ inches by ____ feet ____ inches, providing ____ square feet, net;
Basement / Cellar } ____ feet ____ inches by ____ feet ____ inches, providing ____ square feet, net;

of the one story brick building known as Nos. 14443- 5-7 Sylvan Street; lot No. s. 11 & 12, block No. 29 ~~Tr. 1200~~ on the north side of Sylvan Street; between Van Nuys Blvd Street and Sylmar Street; on the ____ corner of ____ Street and ____ Street; in Van Nuys, California

We further agree, in consideration of the rental hereinbefore specified, to furnish the above-described room or rooms with a good fireproof safe (and/or vault) with burglar resisting chest, and all boxes, fixtures, and furniture as listed and prescribed by the post-office inspector whose name is signed to the advertisement calling for proposals; and to keep the said safe, chest (and/or vault), boxes, fixtures, and furniture in good repair and proper condition, to the satisfaction of the Post Office Department during its occupancy of the premises. as now in use.

We further agree, in consideration of the rental hereinbefore specified, to protect all windows and doors in the workroom and wherever required by iron bars or wire gratings, to furnish necessary toilet facilities and satisfactory plumbing, heating, and lighting fixtures, the necessary gas, electric, and water meters (and elevators, conveyors, and chutes, if specified), and to equip the premises in accordance with the building requirements; to furnish satisfactory heat, light, water, and power; and to keep the premises, plumbing, heating, and lighting fixtures (also elevators, conveyors, and chutes, if furnished) in good repair and condition during the term of the lease. (See note on reverse side of this blank.) as now in use.

We will have the room or rooms ready for occupancy by the post office on the date specified above as the beginning of the proposed term of lease, provided notice of the acceptance of this proposal by the Post Office Department is promptly received, and the lease will be recorded at our (or my) expense when executed. as now occupied.

[SEAL]

William P. Whitsett
(Signature of proponent in full)

Sara H. Whitsett
(Signature of wife or husband, if married; of officer; or member of firm)

(Signature of officer, or member of firm)

NOTE.—Proponent will attach hereto, on paper of this size, diagram of above room or rooms, on a scale preferably of ⅛ inch to 1 foot, showing inside dimensions and the location of all doors, windows, and offsets, height of ceiling, adjoining buildings, and streets and alleys at side or rear, if any, and width thereof.
Wife or husband must join proponent, if married, in submitting proposal. If proponent is a municipality, fraternal order, bank, or other corporation, proposal must be signed by the officers authorized by law or by the by-laws of the organization to sign such instruments and must bear the impression of the proponent's seal.

Proposal No. ____
(To be filled in by Inspector)

1400—Ed. May, 1929. U. S. GOVERNMENT PRINTING OFFICE: 1929 5—10182

LIGHTING REQUIREMENTS

The following are definitions of "Lighting fixtures," "Current," and "Light." To every item "satisfactory" will be understood to apply for full term of lease.

Lighting fixtures: Includes (*a*) fixtures and wiring installation complete; (*b*) illumination; (*c*) first set of lamp bulbs; (*d*) original and one spare set of fuses; (*e*) maintenance, changes, and additions as called for.

Current: Includes (1) fixtures; (*a*) to (*e*) inclusive, as above, also (*f*) cost of current and (*g*) renewals of fuses.

Light: Includes (1) fixtures and (2) current, both complete as above, (*a*) to (*g*) inclusive, also (*h*) lamp renewals.

General: Complete, adequate, approved electrical facilities and lighting shall be furnished, arranged, and maintained throughout term of lease, same at all times to meet performance standards specified. Responsibility for installation and also for specified lighting performance shall rest upon lessor and may not for any cause or by action of Government representative be avoided or reversed. Any changes necessary to meet service conditions and established specified lighting values at any point shall be made on request and without cost to the Department.

Illumination shall be uniform, without glare, shadow, or departure in aisles and other nonactive adjacent areas by more than 40 per cent from basic values below. Lessor shall maintain these potential lighting values throughout the term of lease and on notification shall take immediate steps to establish specified lighting conditions at any point. The following values of illumination, measured on an approved horizontal plane, shall be maintained, values in a vertical plane to be not less than 75 per cent of values listed: Workrooms, offices, windows in screen lines, desks, and areas involving close visual application, lighting values 10-foot candles; swing rooms, storerooms, face of lock boxes, average lighting values 8-foot candles; general lobby illumination, including desks, lighting values 6-foot candles; elsewhere as directed.

HEATING REQUIREMENTS

Satisfactory heating fixtures means a heating plant of a type approved by the Government's representative, capable of heating the premises to a temperature of 70° Fahrenheit in the most severe weather, without forcing the plant requiring excessive and uneconomical fuel consumption.

Satisfactory heat means, in addition to satisfactory heating fixtures as outlined above, that the lessor shall at all times, during the life of the lease, provide an adequate quantity of proper fuel; all labor in connection with the operation of the plant, including removal of ashes; and actually maintain a temperature of 70° Fahrenheit in all portions of the leased premises used by the public and where employees must perform their duties during the most severe weather.

SECTION 65, POSTAL LAWS AND REGULATIONS

The contractor warrants that he has not employed any person to solicit or secure this contract upon any agreement for a commission, percentage, brokerage, or contingent fee. Breach of this warranty shall give the Government the right to annul the contract, or, in its discretion, to deduct from the contract price or consideration the amount of such commission, percentage, brokerage, or contingent fees. This warranty shall not apply to commissions payable by contractors upon contracts or sales secured or made through bona fide established commercial or selling agencies maintained by the contractor for the purpose of securing business.

May 27, 1931

Mr. E. P. Smith, Post Office Inspector,
San Francisco, California.

Dear Mr. Smith:

Mr. W. P. Whitsett has just been in conference with me regarding a new lease to the Post Office Department on the building now occupied by them and an additional space immediately west and adjacent to the present quarters.

In your letter of May 22nd to Mr. Whitsett, you called for a Proposal in dupli cate for a new lease and asked that the same dimensions be inserted in this new proposal as shown on his copy of the existing lease.

In measuring these quarters, we find that Mr. Whitsett's building is thirty-seven six by thirty-nine instead of thirty-seven six square, as set out in the original lease and that the additional room, which was later on leased to the Post Office Department, and which is a part of the store building belonging to the Security-First National Bank, is eighteen six by thirty-nine, and this has also been incorporated in the Proposal to Lease Quarters, making a total space of 2184 square feet, which is now being used by the P ost Office.

Of course, you are familiar with the additional space which Mr. Whitsett has to offer of eight hundred square feet in the vacant store room of the present quarters, and this room through an arrangement with Mr. Whitsett and this Bank could be had for an additional sum of $60.00 per month.

In my conversation of the 26th instant with Mr. Whitsett, I inferred that he would not care to purchase any further equipment for the Post Office, and I believe in my talk with you that you did not desire a bid including additional equipment, although I may be mistaken in this.

May 26, 1931

I am submitting a copy of this letter to Mr. Whitsett and will not send the original to you until I have his approval of it.

Very truly yours,

Van Nuys Branch

Security-First National Bank

CCB-S C. C. Bowerman, Manager

May 27, 1931

E. P. SMITH, Postoffice Inspector
SAN FRANCISCO, CALIF.

Dear Mr. Smith:

Mrs. Whitsett and I have both signed the lease, as per your request of May 22d, and have handed it to Mr. C. C. Bowerman, Manager of the Security Bank, to transmit to you as they are the owners of part of the property.

It is my understanding that during the term of this lease I am to furnish the equipment now in the building at the stipulated amount in the lease, but that I am not to furnish any additional equipment in the future.

The assessed valuation of the property is $2940.00. This is aupposed to be assessed on a 50 per cent value of the property.

The insurance rate is $ .82 on the building. I do not think I have carried any insurance on the equipment.

The cost of fuel during the year 1930 was $41.20 Light $100.24 and Water $12—.

Yours very truly,

W:R

Post Office Department

E.P.Smith
Inspector

OFFICE OF INSPECTOR

CASE No. 8881-L

San Francisco, Calif.,
May 22, 1931.

Subject:

37.6 X 37.6 = 133.33
50.00
183.33

Mr. W. P. Whitsett,
Van Nuys, Calif/

My dear sir:

In addition to your offer to furnish the space now in use with some additional space for the Van Nuys postoffice, we would also like a formal proposal for the space now in use for a term of three years with option to extend for two years additional.

I am enclosing a blank proposal in duplicate and ask that you please insert the same dimensions as shown on your copy of the existing lease, together with the same description of property, sign with both names and return to me here.

2940-

In connection with this proposal please give me the assessed valuation, the tax rate, the percentage of the assessment against the actual value and the cost of insurance. I would also like to know the cost of the fuel, light and water, each item separately.

Mr Whitsett
Please verify
[illegible]
Please
[illegible]

The enclosed penalty envelope requires no postage.

4090

Respectfully,

E P Smith

P.O.Inspector.

11 & IV
Bek 29

I only require the original of these blank

42

479
18
497

Post Office Department

E.P.Smith
Inspector

OFFICE OF INSPECTOR

CASE No. 8881-L

San Francisco, Calif., May 28, 1931.

Subject:

Mr. W.P.Whitsett,
Van Nuys, Calif.

My dear sir:

I have your letter of the 27th with proposal to furnish the Van Nuys post office quarters now in use for a further term of years. Your understanding of the equipment situation is correct.

Your letter is very much in error when you speak of the proposal sent me as being a lease. It is a proposal only and will be forwarded to the Department in due time for whatever action may be deemed advisable.

It is very doubtful if I will be able to be in Ventura and Van Nuys next week due to other work needing attention immediately. I will get in touch with you at the first opportunity, however.

Respectfully yours,

E.P.Smith

P.O. Inspector.

DAY TELEGRAM

Proposal to Lease Postoffice Quarters, Van Nuys, Calif.

John W. Philp
4th Assistant Postmaster General,
Washington, D. C.

We believe we can procure the donation of a suitable lot for a new postoffice building at Van Nuys Stop Congressman W.E. Evans thinks the appropriation for Post Office Building can be procured much sooner if a lot is donated and the Post Office remains at the present location Stop We hereby propose to lease present post office at 14445 Sylvan Street to the Post Office Department for present rent of $183.33 per month until new post office building can be erected. Additional space can be had if needed at the same square foot rental.

Money will be advanced for additional equipment if needed on a basis of amortization during term of occupancy at present location said equipment to be the property of Post Office Department to be used in new building. Stop. We believe this plan to be in line with Federal policy and greatly in the interest of economy and local harmony, and urge its acceptance Stop Written proposal has been mailed.

W. P. Whitsett, Chairman Metropolitan
Water District of Southern
California

Sara H. Whitsett

Lessors

C. C. Bowerman, Manager, Van Nuys Branch,
Security-1st National Bank, Van Nuys,
Walter Mendenhall, Manager, Van Nuys
News.

C. C. Bowerman
Walter Mendenhall

W. I. HOLLINGSWORTH,
PRESIDENT.

B. O. MILLER,
EXECUTIVE VICE PRES.

GEO. R. LE BARON,
VICE-PRES. AND SALES MGR.

W. I. HOLLINGSWORTH BLDG.
COR. 6TH & HILL ST.

W. I. HOLLINGSWORTH & Co.

INCORPORATED

REAL ESTATE AND INSURANCE

ESTABLISHED 1890

LOS ANGELES

CABLE ADDRESS
"HOLWORTH"

TRINITY 9651

August 10, 1931

Mr. W. P. Whitsett
Provident Building & Loan Assn.
Van Nuys, California.

Dear W. P. :

Re: P. E. Property - Van Nuys.

As I told you over the telephone, there is a chance of getting this entire property for a little under $120,000 - maybe $118,000. In the event of sale, the Pacific Electric will not have a station on the property.

Some of the strongest chain stores in the United States are willing and able to lease this property. A building will cost between $60,000 and $75,000. and we have a party ready and willing to buy the ground, however, if it is possible for you to handle it we want you to have it. At this time we do not feel that we can spare the money to go into the deal with you.

I am advised by the railroad Company that Bell is handling about 5½ cars per month on an average, and I think it would be fair to give him $5.00 a car for all cars that he ordinarily unloads at his place of business; that would mean $25.00 or $30.00 per month. Allow this for two, or even three years and allow him to stay where he is.

I believe this is the opportune time to go into this, otherwise it is my opinion that the chains will go to another town in the valley. We have urged

them to go into the next block where your property is located, but they will not go beyond this railroad property.

Yours very truly,

Vice-President.

GRL-M

FEDERAL HOME LOAN BANK BOARD

WASHINGTON

OFFICE OF A. R. GARDNER
ASSISTANT TO THE BOARD

September 23, 1932.

Mr. W. P. Whitsett,
President, Provident Building-Loan Association,
Van Nuys, California.

Dear Mr. Whitsett:

At the request of the Federal Home Loan Bank Board I am today returning to Mr. Williamson, Manager of the Civic Development & Real Estate Department, Los Angeles Chamber of Commerce, your check for $5,831.76 given in connection with the provisional subscription of the Provident Building & Loa Association for stock in the Federal Home Loan Bank of Los Angeles.

The Board wishes me to assure you that it greatly appreciates your fine spirit of cooperation and this expression of confidence in the new Home Loan Bank System. It regrets that the laws of your State are such that institutions like yours are prohibited from full participation as members at this time.

In order that an idea may be obtained as to the possible participation of eligible institutions subsequent to the amendment of your law, a conditional form of application for membership and original subscription for stock has been prepared and placed in the hands of the several agencies. Although you will probably receive these forms from Mr. Williamson, we are enclosing herewith one set for your use. As soon as the new bank is established your institution, of course, will be eligible to avail itself of the bank's services under the status of a non-member borrower as provided in Section 6 (e) of the Act. It is our hope that when the new banks are functioning ample funds will be made available for the carrying out of such projects as you have in view. The whole purpose of the Act is to provide better facilities for financing those of our citizens who are desirous of owning their own homes, through the operation of an agency of dependable credit for the many splendid institutions which, like yours, have been devoting their activities to the very laudable enterprise of home financing.

The Board, of course, has not as yet promulgated complete rules and regulations governing the operation of the Home Loan Banks, but I feel sure that means will be found for the purpose of financing worthy home-ownership undertakings.

The printed matter to which you refer in your letter has not yet come to my attention, but I shall be very much interested in it. Again thanking you for your splendid cooperation, I am,

Sincerely yours,

A. R. Gardner

A. R. Gardner,
Assistant to the Board.

G/g

SITE PROPOSAL (Synopsis No.)

Van Nuys, California September 28th, 1932
(City and date)

The Secretary of the Treasury,
(Office of the Supervising Architect)
Washington, D. C.

FREE SITE

Sir:

In response to your invitation for offers of property for the Federal Building at Van Nuys, California, the undersigned hereby propose to sell or donate to the United States of America for no charge, the following described land, to-wit:

A parcel of land 100 feet by 100 feet net with 20 foot alley on one side and 10 foot easement for areaway on the other side, fronting 100 feet on the South side of Gilmore Street, between Van Nuys Boulevard and Sylmar Streets, being the Westerly 100 feet of the Easterly 120 feet of Lots 1 and 2, Block 27, Tract 1200.

If this proposal is accepted the undersigned agrees to furnish to the United States Attorney for this district promptly upon receipt of notice and without additional expense to the United States, an accurate survey of the property hereby offered, prepared in accordance with the specifications therefor of the Treasury Department, and all requisite abstracts, official certifications, and evidences of title necessary in the opinion of the Attorney General of the United States to vest in the Government a good and valid title to said property, free anc clear of all liens and incumbrances whatsoever.

REMARKS

Offer good until December 7, 1932.

The foregoing proposal is submitted in accordance with, and subject to, the terms and conditions of said invitation or advertisement, and the "Conditions governing purchase of Federal building sites," a copy of which said "Conditions" is attached hereto and made a part hereof.

The name of the holder of the mortgage on the above property is: None

The distance (by a public traveled route, practicable for mail wagons) from the corner of this site at the intersection of the abuting streets to the-

(1) Points where the mails are taken from the trains at the railroad station handling the bulk of the mail is 760 feet.
(2) Center of city carrier's delivery district is 430 feet.
(3) Reputed center of population of the city is 430 feet.
(4) Business center is about 1000 feet.

W. P. Whitsett

6410 Van Nuys Boulevard,

Van Nuys, California.

A62140

(Delivered by W. P. Whitsett at laying of cornerstone, new Valley Branch City Hall, Van Nuys - October 6, 1932)

Down through the ages the San Fernando Valley bowl has been eroded full of sand and gravel, filled in with water, converted into a lake, sealed over with fine particles of soil and leaf mould as the surrounding mountains aged and mellowed, becoming covered with brush and trees. Later the water cut its channel at the narrows now known as the Los Angeles river, the water drained off, leaving a warm, deep, rich soil, smooth as a billiard table, over which vegetation grew luxuriantly in years of bountiful rainfall and the underground accumulation of water nourished deep-rooted plants and trees during the dryer years. Game was plentiful, and the valley became the happy hunting ground of the Indian.

Then came the Mission Padres who never erred in their judgment of fertile soil and available water, establishing the San Fernando Mission. The cattle, sheep and horses increased in this fertile valley until the great drought of 1863-64. That drought left the floor of the valley a pattern of the bleached bones of the herds that had fed and multiplied during the rainfall years.

Followed next the period of grain ranching, and we find the names of Van Nuys, Lankershim, Porter, Maclay, and others, carrying on this productive enterprise. In 1910 Harry Chandler, who had previously come to this valley on account of poor health, formed the syndicate known as the Suburban Homes company, purchasing about one-half of the valley, from the Van Nuys and Lankershim families. It was he who had the vision of cutting this great grain ranch into smaller units for settlement.

I appeared on the scene late in 1910 and purchased a half interest ~~in this~~ ~~[illegible]~~ where Van Nuys now stands and opened this town for settlement

(Delivered by R. F. Whitsett at Laying of cornerstone, New Valley Branch City Hall, Van Nuys - October 6, 1932)

Down through the ages the San Fernando Valley bowl has been arched full of sand and gravel, filled in with water, converted into a lake, sealed over with fine particles of soil and leaf mould as the surrounding mountains aged and mellowed, becoming covered with brush and trees. Later the water cut its channel at the narrows now known as the Los Angeles river, the water drained off, leaving a warm, deep, rich soil, smooth as a billiard table, over which vegetation grew luxuriantly in years of bountiful rainfall and the underground accumulation of water nourished deep-rooted plants and trees during the dryer years. Game was plentiful, and the valley became the happy hunting ground of the Indian.

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I appeared on the scene late in 1910 and purchased a half interest ~~[illegible]~~ ~~[illegible]~~ where Van Nuys now stands and opened this town for settlement

which, it happens, was retarded by the hard times that set in in 1912.

Through the years of 1912 and '13 we had many empty houses and many people out of employment, and a considerable number unable to produce a profitable living from their 5- and 10-acre tracts.

With a view to finding a solution to this problem I purchased a section of land at Whitsett Station, just south of Roscoe street and west of Van Nuys boulevard, and there started the poultry industry. Other sections were purchased and other industries started.

We gave ten acres and endorsed the Organ Company's bonds to enable that company to build the organ factory and move its plant here to furnish employment to our people.

We gave fifty acres of land to a co-operative cannery to take care of the vegetables and fruit being produced from the young orchards.

And we gave a money bonus as well as lots for buildings and churches.

We gave the lots just across the street for the Branch City Hall. And with much determination and energy and the co-operation of our early settlers we finally won the success we always believed was possible in building an agricultural city largely sustained by the production of the soil.

In 1913 there had come to San Fernando Valley the melted snows of the High Sierras by means of the aqueduct built by William Mulholland, removing the uncertainty that had theretofore been the lot of the agriculturist in this valley. Mulholland always contended that this surplus water from the Owens Valley could be used on the floor of this San Fernando Valley and after its use more would be recovered at the Narrows for domestic use than would be available if held in surface reservoirs over the years on account of evaporation. This has now been proven by the increased flow of water at that point. Yet at the time of annexing this valley to the City of Los Angeles it was most bitterly contested.

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Our hobby through the years has been -- a small acreage unit, largely supplying the food requirements of the family, while some member is gainfully occupied in industry in the adjacent industrial centers.

This development was interrupted and retarded by the lot subdivider and the boomer, who advocated the paving of all of our roads, artificially raising the price of our land, adding special assessments and increasing our taxes, resulting in the careful investor locating elsewhere.

During the present period of readjustment, prices have again returned to a more reasonable level, building materials are now cheap, good mechanics available, and the shorter-hour day and the shorter-day week are bringing many serious-minded investors to consider the merits of our valley as a location for their garden homes.

With a view to giving employment and aiding in this new cycle of development and activity I have just commenced a group of five model homes. I look for a new period of growth and development which will eclipse our fondest dreams. Groups of City and other employees will go and come in the same autos from the same place of employment, at the same time, to and from their Garden Acre homes. These Garden Homes provide them a job in reserve -- employment for their spare hours, and a pension in old age that will supply them with the necessities of life.

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#####

Oct. 1932

Ladies and Gentlemen:

The honor which has been accorded me of addressing you at the dedication of this splendid building is one which moves me deeply. The occasion carries me back to the time when standing here I visualized a great community in the heart of the fertile fields of San Fernando Valley. Fraom that distant day I can travel in memory down the road of progress through the years to this day and to this occasion. Through the vista of the years this structure seems to me to rise a monument to all that had gone before, and not only that, it stands a progressive symbol of the greater and finer years that are to come within the view of the friendly encircling mountains looking down upon our happy homes.

Napoleon, when he addressed his soldiers before going into battle on the plains of Egypt, standing beside the Pyramids, said "Forty centuries are looking down upon you." These mountains have stood vastly longer than the Pyramids and have seen greater and more constructive things take place. They have seen growth. Out of the shimmering grasses of this sunny earth, have come homes and gardens. The germ from which they sprung is rising and expanding in accord with the inexorable laws of nature.

The fusion of the waters of the towering Sierras with this fertile soil has given birth to a still greater growth than in the ancient past, a growth which will broaden and rise in the natural course of events to a productiveness, beauty and culture which we can not conceive of as we stand here today.

In the history of this valley there stands out one incident greater than all the rest. On the fifth of November in 1913, there

gathered on the northern slope of this valley, a great and expectant throng. Thousands of people stood in reverent quietness looking at one of the greatest engineering accomplishments ever performed by the hand of man. At a signal the gates were opened and the water from the aqueduct came rushing down the cascade in an increasing torrent. "There it is, take it," said the (grand old) man who had done the job.

Those simple words are engraved in every heart that loves this valley. In an equally impressive way those in authority could say here today of this public building, erected by and devoted to the use of the people living here, "There it is, take it."

Athens and Rome grew from tiny villages to become reigning cities of the world, whose accomplishments have not been dimmed by time, and perpetuated their spirit in the public buildings they erected. Our growth has reached a point where the achievement of the people requires a more monumental form of expression. The pioneering days are past.

There seems to me a law and a purpose which runs through all of nature. In long sweeps growth takes place toward an invisible perfection. There is endless change. One stage gives way to another, each in turn forming the basis for a new movement onward. This is true of the world, of continents, of our own pleasant valley. The homely little seed of the rose when planted in the ground sends out its roots and stems by successive stages and rises through the green plant to reach a culmination in a gorgeous bloom.

Few of us are capable of visualizing this valley as it existed before the coming of the white man. From mountain top to mountain top

nature existed in her unrestricted way. As the seasons followed one another, the grasses turned from green to brown. The grassy plains broken here and there by water courses and an occasional tree and shrub, were the haunt of countless birds and beasts living in an animal paradise. Later the occasional Indian bands found here an abundant supply of all they required for the fullest life they could realize.

The next stage in the evolution of the valley came with the Mission Fathers. It has been said of them that "they never blundered practically or artistically in the selection of the sites for their Missions. They unerringly chose from the California wilderness the garden spots and a hundred years of experiment have failed to find anything better than their first judgment." Certainly here has the vision and penetration of their minds been gloriously verified.

Just about a hundred years ago their development reached its fullest swing and in the course of events had to go its way and give place to a new and greater development. Alone, the course of nature is slow. Thousands of years are but a page in her book. When the purpose of man is added to the purpose of nature the speed of progress becomes multiplied untold times and with everincreasing rate. The Mission Fathers in addition to their extended herds, cultivated a fruitful garden. For this purpose water was necessary. It is interesting to know that the second year after the founding of the Mission an aqueduct was built to a small stream flowing out of the hills on the north side of the valley. A few years later they built a dam across the Los Angeles River and immediately found themselves in legal conflict with the Pueblo of Los Angeles. The padres that lost that fight went back to their herds.

When the more aggressive white man came on the scene he extended grazing possibilities to their ultimate. The occasional droughts which left the valley bare at the end of the season were his greatest fear and concern. The great drought of 1863-64 put an end to the romance of the great herds. At the end of that season the valley floor was a pattern of bleached skeletons.

Under a group of enterprising men came the great wheat ranches which lasted down to our day. With this development are identified the great names of Van Nuys, Lankershim, Porter, and Maclay. The abundant yields of the valley paid tremendous returns in spite of an occasional crop failure resulting from a dry year.

The next link in the chain of progress began with the incident which I previously mentioned. The Owens River water furnished the one element the valley lacked. A new and a higher use was ushered in before which the wheat fields gradually disappeared. In their place sprang up homes surrounded by orchards and gardens. Towns were built and homes, connected by a maze of highways sprang up as though from the planting of a magic seed. Schools, Churches, and the refinements of advanced civilization revealed the combined purpose of man and nature maturing beyond the pressing and immediate needs of life. Here in beauty and comfort in the midst of productivity, was to be found the blessings of the earth and a full life.

Many like myself with impaired health found here that most previous worldly asset. Our great citizen, Mr. Harry Chandler, who was one of the greatest friends and benefactors the valley has known, came here under like circumstances and was rewarded with the same result. His vision, and that of his associates in the Suburban Homes Land Company, in my estimation, advanced by many years the natural fruition that we now see about us.

Behind us lies this progression from raw and naked nature to contented homes within and without in the finest sense of the word.

We are today dedicating a monument to the past and a milestone in our progress. The countless years that lie behind are summed up in the single word "growth." Always onward and upward have we gone. Here there is no stopping. The glory of the past is the least part of it. What lies beyond behind the dim or unseen veil of the future, is assuredly the larger and finer part. As if I stood in the tower of this restful building, and looked down I can see the valley of the future. With the same confidence that I felt when the first corner-stake was set where now stands the Town of Van Nuys, I can see what must inevitably be the course of progress.

From mountain to mountain in all directions, interspersed with jewel-like cities, will lie a mosaic of comfortable homes surrounded by garden acres. From these homes will daily travel back and forth to the great industries which are now building here in the Southwest, a contented people engaged in all the useful occupations of man. The work days of the future will be shorter. The number of days of work each week will be fewer. The hours not devoted to his work or his profession, the worker will devote with his family, in the cultivation of his garden which will yield to him throughout every season the best the earth and vine and tree can produce.

This development I visualize with you is the ultimate which we will approach under our present conceptions. Beyond that we need not think. Conceivably there will be in accordance with the law of

growth and progress, a still greater future. New inventions, new customs, and new ideas will come to replace the old ones and create a new order before which even the growth I have visualized for you will give way and be displaced.

That is the story. We are in the middle of it. We look behind and see great things have been done, and we look beyond with confidence and know that the future has still greater things in store.

PACIFIC ELECTRIC RAILWAY COMPANY

PACIFIC ELECTRIC BUILDING

E. L. YOUNG, ASSISTANT TO PRESIDENT
REAL ESTATE, TAXES AND RESORTS

IN YOUR REPLY PLEASE REFER TO
FILE NO W.O. 26246

LOS ANGELES, CALIFORNIA October 28,1932.

MR. R. V. MILNER,
6410 Van Nuys Boulevard,
Van Nuys, California

Dear Sir:

Referring to proposed Post Office site at Van Nuys:

Will you please advise whether you have heard of any decision and what are the chances of their selecting the Pacific Electric site.

For your information, I am enclosing a copy of drawing C.E.H. 9391 b showing the parcel which we submitted at a price of $50,000.00.

Would appreciate any information you can supply.

Yours very truly,

E. L. Young

November 16, 1932

E. L. Young
Assistant to President
PACIFIC ELECTRIC RAILWAY COMPANY
Los Angeles

Dear Mr. Young: File No. W. O. 26246

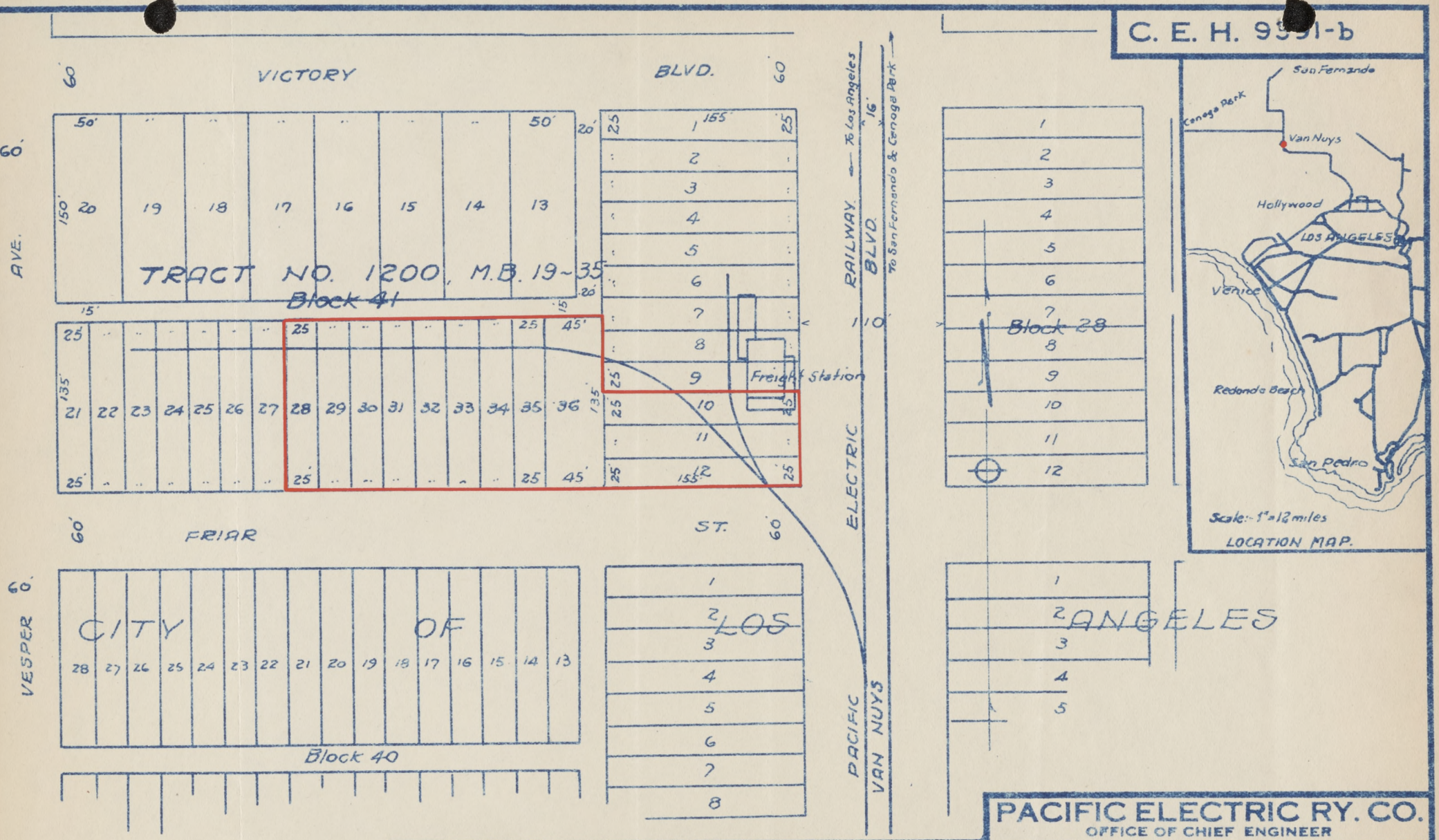
I have been waiting to answer yours of October 28th about the Postoffice site with the idea that I might be able to hear something definite to tell you. I talked with some of the more active in the matter yesterday and they all told me that they have heard nothing as to the plans of selection and that they are simply waiting for the Government committee to come out and pick the one that best suits the Government.

Yours very truly,

Roy V. Milner
Assistant to W. P. Whitsett

M:R

C. E. H. 9991-b



LEGEND:—
Land for sale by Pacific Electric Railway Company.

PACIFIC ELECTRIC RY. CO.
OFFICE OF CHIEF ENGINEER

LINE Hollywood - Van Nuys Line.
LOCATION Van Nuys.
SUBJECT Proposed sale of land, by Pacific Electric Railway Company.

SCALE 1" = 100' | 3/28 | DATE 10-6-1932

PATRONS ARE REQUESTED TO FAVOR THE COMPANY BY CRITICISM AND SUGGESTION CONCERNING ITS SERVICE

1201S

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable sign above or preceding the address.

WESTERN UNION

NEWCOMB CARLTON, PRESIDENT J. C. WILLEVER, FIRST VICE-PRESIDENT

SIGNS

DL = Day Letter
NM = Night Message
NL = Night Letter
LCO = Deferred Cable
NLT = Cable Night Letter
WLT = Week-End Letter

The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

Received at VAN-NUYS, CALIF. PHONE Van Nuys 707

9SD 18 2 EXTRA DL GOVT VIA FX

B WASHINGTON DC 1106A JAN 28 1933

W P WHITSETT

PERSONAL 6711 VANNUYS BLVD VANNUYS CALIF

DECISION ON VANNUYS SITE WILL BE WITHHELD UNTIL AMENDED PROPOSAL ARRIVES REFERRED TO IN YOUR TELEGRAM

W E EVANS

1005A

WESTERN UNION GIFT ORDERS SOLVE THE PERPLEXING QUESTION OF WHAT TO GIVE.

Form 1206-A

CLASS OF SERVICE DESIRED			
DOMESTIC		CABLE	
TELEGRAM		FULL RATE	
DAY LETTER		DEFERRED	
NIGHT MESSAGE		CABLE LETTER	
NIGHT LETTER		WEEK END LETTER	

Patrons should check class of service desired; otherwise message will be transmitted as a full-rate communication.

WESTERN UNION

NEWCOMB CARLTON, PRESIDENT — J. C. WILLEVER, FIRST VICE-PRESIDENT

NO.	CASH OR CHG.
CHECK	
TIME FILED	

Send the following message, subject to the terms on back hereof, which are hereby agreed to

Van Nuys, Cal., Jan 26, 1933.

Honorable William E. Evans,
Representative in Congress,
Washington, D.C.

Understand strong citizens committee has obtained additional footage on Van Nuys Boulevard for Sarah Kellogg corner at Hamlin street for post office site in Van Nuys and reduced price to meet suggestion of inspector Knox and that amended proposal is on its way to Washington stop I strongly urge this location as being most ideal for post office site and best suited to serve interests entire community and department stop What can we do to assure post office being located on this site.

V.P.Whitsett

Charge Tel 415, Van Nuys, Cal.
6410 Van Nuys Boulevard, Van Nuys.

ALL MESSAGES TAKEN BY THIS COMPANY ARE SUBJECT TO THE FOLLOWING TERMS:

To guard against mistakes or delays, the sender of a message should order it repeated, that is, telegraphed back to the originating office for comparison. For this, one-half the unrepeated domestic message rate or one-quarter the unrepeated cable message rate is charged in addition. Unless otherwise indicated on its face, this is an unrepeated message and paid for as such, in consideration whereof it is agreed between the sender of the message and this company as follows:

1. The company shall not be liable for mistakes or delays in the transmission or delivery, or for non-delivery, of any message received for transmission at the unrepeated-message rate beyond the sum of five hundred dollars; nor for mistakes or delays in the transmission or delivery, or for non-delivery, of any message received for transmission at the repeated-message rate beyond the sum of five thousand dollars, *unless specially valued;* nor in any case for delays arising from unavoidable interruption in the working of its lines; nor for errors in cipher or obscure messages.
2. In any event the company shall not be liable for damages for mistakes or delays in the transmission or delivery, or for the non-delivery, of any message, whether caused by the negligence of its servants or otherwise, beyond the sum of five thousand dollars, at which amount each message is deemed to be valued, unless a greater value is stated in writing by the sender thereof at the time the message is tendered for transmission, and unless the repeated-message rate is paid or agreed to be paid, and an additional charge equal to one-tenth of one percent of the amount by which such valuation shall exceed five thousand dollars.
3. The company is hereby made the agent of the sender, without liability, to forward this message over the lines of any other company when necessary to reach its destination.
4. Domestic messages and incoming cable messages will be delivered free within one-half mile of the company's office in towns of 5,000 population or less, and within one mile of such office in other cities or towns. Beyond these limits the company does not undertake to make delivery, but will, without liability, at the sender's request, as his agent and at his expense, endeavor to contract for him for such delivery at a reasonable price.
5. No responsibility attaches to this company concerning messages until the same are accepted at one of its transmitting offices; and if a message is sent to such office by one of the company's messengers, he acts for that purpose as the agent of the sender.
6. The company will not be liable for damages or statutory penalties in any case where the claim is not presented in writing within sixty days after the message is filed with the company for transmission.
7. It is agreed that in any action by the company to recover the tolls for any message or messages the prompt and correct transmission and delivery thereof shall be presumed, subject to rebuttal by competent evidence.
8. Special terms governing the transmission of messages according to their classes, as enumerated below, shall apply to messages in each of such respective classes in addition to all the foregoing terms.
9. No employee of the company is authorized to vary the foregoing.

THE WESTERN UNION TELEGRAPH COMPANY
INCORPORATED
NEWCOMB CARLTON, PRESIDENT

CLASSES OF SERVICE

TELEGRAMS

A full-rate expedited service.

NIGHT MESSAGES

Accepted up to 2:00 A.M. at reduced rates to be sent during the night and delivered not earlier than the morning of the ensuing business day.

Night Messages may at the option of the Telegraph Company be mailed at destination to the addressees, and the Company shall be deemed to have discharged its obligation in such cases with respect to delivery by mailing such night messages at destination, postage prepaid.

DAY LETTERS

A deferred day service at rates lower than the standard telegram rates as follows: One and one-half times the standard night letter rate for the transmission of 50 words or less and one-fifth of the initial rates for each additional 10 words or less.

SPECIAL TERMS APPLYING TO DAY LETTERS:

In further consideration of the reduced rate for this special Day Letter service, the following special terms in addition to those enumerated above are hereby agreed to:

A. Day Letters may be forwarded by the Telegraph Company as a deferred service and the transmission and delivery of such Day Letters is, in all respects, subordinate to the priority of transmission and delivery of regular telegrams.

B. Day Letters shall be written in plain English. Code language is not permissible.

C. This Day Letter is received subject to the express understanding and agreement that the Company does not undertake that a Day Letter shall be delivered on the day of its date absolutely, and at all events; but that the Company's obligation in this respect is subject to the condition that there shall remain sufficient time for the transmission and delivery of such Day Letter on the day of its date during regular office hours, subject to the priority of the transmission of regular telegrams under the conditions named above.

No employee of the Company is authorized to vary the foregoing.

NIGHT LETTERS

Accepted up to 2:00 A.M. for delivery on the morning of the ensuing business day, at rates still lower than standard night message rates, as follows: The standard telegram rate for 10 words shall be charged for the transmission of 50 words or less, and one-fifth of such standard telegram rate for 10 words shall be charged for each additional 10 words or less.

SPECIAL TERMS APPLYING TO NIGHT LETTERS:

In further consideration of the reduced rates for this special Night Letter service, the following special terms in addition to those enumerated above are hereby agreed to:

A. Night Letters may at the option of the Telegraph Company be mailed at destination to the addressees, and the Company shall be deemed to have discharged its obligation in such cases with respect to delivery by mailing such Night Letters at destination, postage prepaid.

B. Night Letters shall be written in plain English. Code language is not permissible.

No employee of the Company is authorized to vary the foregoing.

FULL RATE CABLES

An expedited service throughout. Code language permitted.

DEFERRED HALF-RATE CABLES

Half-rate messages are subject to being deferred in favor of full rate messages for not exceeding 24 hours. Must be in language of country of origin or of destination, or in French. This class of service is in effect with most European countries and with various other countries throughout the world. Full particulars supplied on application at any Western Union Office.

CABLE LETTERS

For plain-language communications. The language of the country of destination may be employed, if the Cable Letter service is in operation to that country. Subject to delivery at the convenience of the Company within 24 hours if telegraphic delivery is selected. Delivery by mail beyond London will be made if a full mailing address is given and the words "Post London" are written after the destination. Rate is approximately one-third of the full rate; minimum 20 words.

WEEK-END LETTERS

Similar to Cable Letters except that they are accepted up to midnight Saturday for delivery Monday morning, if telegraphic delivery is selected. Rate is approximately one-quarter of the full rate; minimum 20 words.

TO DUPLICATE THIS FOLDER
QUOTE No. 331
The Globe-Wernicke Co.
CINCINNATI

THE HOME EVENING PAPER OF GREATER LOS ANGELES

LOS ANGELES EVENING HERALD

AN INDEPENDENT NEWSPAPER

LOS ANGELES, CAL.

We respectfully call your attention to the enclosed article which appeared in our issue of MAR 21 1914

POULTRY RIVAL TO PETALUMA IN SAN FERNANDO VALLEY

W. P. Whitsett, sales manager of Van Nuys townsite and acreage in the San Fernando valley, has some advice to offer the thousands of homeseekers now in Southern California, and particularly to those arriving colonists who have sold out their property in the middle west and elsewhere and have come here with a small capital with which they wish to engage at once in something that will assure a living for a family.

Mr. Whitsett's suggestion is a combination of fruit and chicken raising. He has placed chicken raising beyond any question of experiment at Van Nuys, where he offers the services of experts brought from Petaluma for the purpose of showing beginners and others how to make chicken raising a sure and profitable success.

"The attraction about raising poultry,' 'said Mr. Whitsett, "is that you don't have to wait for your crop. Instead of taking three or four years, as is the case with fruit, your money from the chicken ranch comes in every day.

"We made a very careful and scientific study of chicken raising. We investigated the poultry center at Petaluma. After satisfying ourselves that the climatic and soil conditions at Van Nuys were ideal for the purpose we took a Pullman car full of ranchers from there up to Petaluma and showed them the magnitude and profit of the industry.

"We had an architect work out plans for an ideal chicken house based on the most successful of those in use at Petaluma. This house is made on the double yarding plan. That is, each house is divided so that one-half of the yard connected with it is in use at a time and the other half is plowed and planted to barley.

"This plowing and planting is repeated in rotation and is found to prevent many of the diseases that are caused by a filthy condition of the soil. The houses have cement floors, and to get the best results are cleaned daily. It is estimated that 2000 chickens can be comfortably cared for on two and a half acres of land, and one family can easily care for this number.

"With chickens there is something for every member of the family to do. Work and care are all that is required to insure success. It is estimated that the returns from poultry raising should average at least a dollar per year net for each hen. Some experts are able to do much better than this.

"So many people come here with a few thousand dollars who desire to own a little ranch home that will be self-supporting. The best opportunity for them is in the chicken raising business. The raising of chickens combined with fruit raising on little ranches is an ideal way.

"Poultry raising is one of the biggest industries in the United States. At Petaluma alone the chicken ranches occupy a larger territory than is embraced in the entire San Fernando valley. Growers there receive in cash 365 days in the year an average of more than $10,000 per day.

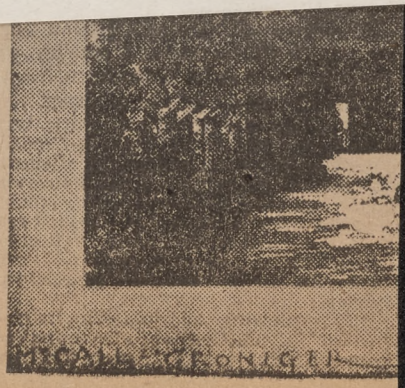
"With about 7000 population Petaluma has $9,000,000 on deposit in the local banks. The chicken industry brings in the cash every day in the year and the ranchers there are among the most prosperous and happy people to be found in the world.

"Van Nuys, which is only three years old, has recently voted unanimously a bond issue of $120,000 for the purpose of building a new high school. Two $10,000 churches have been dedicated within the past year. The local bank has about 600 depositors, with deposits of approximately $250,000."

[illegible] to Santa Barbara avenue is now being circulated, with every indication that enough signatures ill be secured to insure the immediate completion of that work.

Western avenue north of Jefferson is one of the finest streets in Los Angeles, but its condition from Jefferson south has always been an eyesore to residents of that section and a drawback to property along its borders.

The Hawthorne corporation reports the sale of nineteen lots in the new tract at prices ranging from $690 to $1650, the latter sum being obtained for business corners fronting upon Western avenue.



Van Nuys, California, September 3, 1914.

Mr. H. P. Giddings,
Athens, Alabama.

Dear Sir:

Your friend, Mr. Balkins, who has recently made some very large purchases here in the San Fernando Valley has referred your inquiry of August 27th to me.

I had the pleasure of taking Mr. Balkins around this morning, and showing him some of our Alfalfa propositions which range in price from $300. to $500. per acre. I believe Mr. Balkins was very favorably impressed with some of the cheaper lands, and he will no doubt write you concerning same.

I wish to say, in this connection, on account of the close proximity to the unlimited market, supplied by Los Angeles, a City nearing 600,000, and growing as no other City in the world has ever grown before, that these prices cannot be compared with prices elsewhere, being only four miles and a half from this property to the City limits of Los Angeles at Hollywood, which is thickly settled; A fine Boulevard, lit by ornamental electroilers, lined with ornamental Shrubbery and bordered with Roses, traversed in the center by a street car line, within a few hundred feet of the property shown to Mr. Balkins.

To fully appreciate these matters they would have to be seen. As we are very desirous of getting a first class dairy started on our proposition we would be glad to do everything possible, which would be consistent with good business, to assist you in getting profitably located here.

With the long, careful investigations made by Mr. Balkins in Southern California, I believe that he is confident that the dairy proposition would be a paying one here, and that he is posted sufficient to know what constitutes a money making investment along this line.

The price of milk, here, is $ .10 a quart, and in discussing these matters with him, today, he expressed the opinion, very freely, that he could not see any reason why a man could not do better here, in the dairy business, taking the price of milk and the price of land, close proximity to an unlimited market in consideration, in comparison with the existing conditions in Wisconsin.

Hoping to be of service in getting you rightly located here in California, I beg to remain

Yours very truly,

WPW:IB.

Van Nuys, California, September 14, 1914.

Mr. B. A. Park,
115 N. Olive Street, (Flat "A")
Los Angeles, California.

Dear Sir:

We have just established here in the Van Nuys--Lankershim Lands a very successful Poultry Industry, under the supervision and direction of Messrs. Batchelor & Rankin, formerly of Petaluma: Understanding that you are looking for a Poultry Ranch, would like an opportunity of showing you what is being accomplished here at Van Nuys.

We think there are opportunities for poultry growers here which cannot be duplicated elsewhere and as our proposition comprises 47000 acres, we have a very large range of values to select from and are at this time giving the Poultry Industry special attention. We would be only glad to go over these matters in detail with you at any time which will suit your convenience.

If you will notify us by postal when it would be convenient for you to come to Van Nuys, we will arrange for one of our Poultry Experts to meet you here and show you just what is being accomplished; then if you are interested in the proposition after careful investigation, you can take the matter up with our Real Estate Department as we are assisting in the establishment of new Industries and the development end.

Very truly yours,

WPW:IB.

1981
November

October 1981

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The Poultry Industry

——ITS PART IN THE NATIONAL RECOVERY MOVEMENT AND THE STORY OF ITS SUCCESS IN THE SEMI-RURAL HALF OF LOS ANGELES

PUBLISHED BY THE VAN NUYS CHAMBER OF COMMERCE VAN NUYS (SAN FERNANDO VALLEY,) CALIFORNIA

HEN PROVES SURE MEAL TICKET OVER TWENTY-YEAR PERIOD

EGG BUSINESS IS SPECIALIZED

The egg production business is one of the best examples of modern specialization. The magnitude and importance of the industry is little realized by the man on the street who has his egg for breakfast every morning.

One of the first things the prospective poultryman should do is to get some conception of the immensity of the industry of which he is to become a part. He will soon learn the important part which specialization plays in the successful operation of an egg production plant.

There was a time when the farmer had to hitch old Dobbin to the wagon and haul his eggs to a market, perhaps many miles away, haul his feed back from town; run his own incubators and do a host of other things that are now preformed with greater economy and efficiency through specialization in the industry.

Now cooperative associations or egg dealers call at the poultryman's door; the feed company not only delivers his feed, but advises him on the latest methods of feeding, and has a highly trained specialist always at his service to assist with any problems that may arise; hatcheries provide chicks with higher egg production ability; chemists and poultry veteranaries are constantly at work in their laboratories cooperating with all agencies to improve poultry conditions.

But to get the advantages of all these specialized services the poultryman must locate in an intensively developed egg produstion and poultry raising district.

San Fernando Valley, due to the ideal poultry raising conditions has become one of the most intensively developed egg production districts in the world.

The poultryman who locates here is afforded specialized services which are not found elsewhere.

SMALL POULTRY FARM OFFERS IDEAL HOME

IDEAL home life—that is fully half of the value of living on a small poultry farm.

Any story of the poultry business is only half told without an account of the joy of living in the out-of-doors, free from competition of daily life in a crowded city.

San Fernando Valley offers the poultryman and his family the most ideal home conditions to be found anywhere in the world.

Cultural advantages are replete. The University of California at Los Angeles is a few minutes ride, and accessible by bus from the floor of the Valley. The far-famed Hollywood Bowl, the Hollywood entertainment center, fine private schools located in the Hollywood foothills, and other similar cultural opportunities are but a few minutes drive over paved highways. Several of the large motion picture companies have studios in San Fernando Valley, because of the clear air and longer hours of sunshine.

Schools in San Fernando Valley are a part of the Los Angeles city school system. Grade and high schools are located conveniently throughout the San Fernando Valley.

The religious life of the Valley centers around many beautiful church edifices, representing nearly every denomination.

The park and playground system in the Valley is administered by the City of Los Angeles, and includes municipal swimming pools, golf courses, and a number of community auditoriums which are centers of recreational life.

The fraternal life of the Valley contributes much to the social affairs, through the activities of many lodges, clubs and societies.

Women's clubs are active in nearly every one of the thriving San Fernando Valley communities and the center of much cultural life.

With all of these opportunities, the life of the farmer and of the farmer's wife is very different than in the days when going to market meant an all day trip by a horse and wagon.

The life of the small farm owner is the ideal home life—real joy of living.

ENTIRE EGG OUTPUT CONSUMED LOCALLY

No matter how rapidly the poultry industry has grown in Southern California, it has not been able to keep pace with the metropolitan market in Los Angeles.

The entire output of eggs in Southern California is consumed locally, and each year thousands of crates of eggs are shipped here from other states. From 60 to 75 per cent of all the meat poultry consumed in Los Angeles County is shipped here from other states.

San Fernando Valley's close proximity to the great metropolitan market in Los Angeles has been one of the reasons why this section has become one of the outstanding egg production centers in the United States.

EGG MEN FIND INDEPENDENCE

The hen has proved her value as a safe, sure meal ticket, to hundreds of successful poultrymen in San Fernando Valley, who have come through the depression years far ahead of their city-dwelling brothers in other lines of endeavor.

Success of industrious poultry ranchers in San Fernando Valley, has proved during the last 15 years that families CAN BE ABSOLUTELY INDEPENDENT if they devote themselves to the production of eggs.

Briefly stated, the poultryman's work is to transform feed products into an every-day human necessity—eggs, with the hen's body as the medium for this transformation process.

Location, availability to a market, climate, soil and water conditions, cheap electricity, housing, selection of stock and the feeding and care of that stock—all are highly important factors to the success of the poultryman.

San Fernando Valley fulfills all of the requirments as to location.

San Fernando Valley is the market basket, and the agricultural garden of Los Angeles. Nearly all of this Valley lies within the city limits of Los Angeles, and enjoys the privilege of Los Angeles aqueduct water furnished at a low agricultural rate.

San Fernando Valley is quickly available to the great metropolitan market in Los Angeles, over paved highways, steam and electric lines and bus routes.

The climate here is ideal for poultry, and admirably adapted to the wholesome out-of-doors work which the egg production business requires of the family which undertakes it. San Fernando Valley is a mountain enclosed alluvial plain, of approximately 250 square miles, with an average elevation of 700 feet. Located within a few minutes drive of the ocean, this Valley enjoys temperate sea breezes, yet is protected from the low

(Continued on Page Three)

Profits Exceed $1 per Hen a Year Over Long Period

W. P. WHITSETT SPONSORS GROUP BUILDING PLAN

In 1913 there were only two commercial poultrymen in the Van Nuys area. It was at that time that W. P. Whitsett, founder of the town of Van Nuys, launched the poultry industry, which was later to bring thousands of new, self-sustaining families to the San Fernando Valley.

Today, there are scores of families in the Van Nuys area, who were brought here 15 or 20 years ago through the efforts of Mr. Whitsett, who have made a good living in the poultry industry all these years, and some of whom have accumulated comfortable fortunes from the profits of egg production.

Ever since the founding of Van Nuys, Mr. Whitsett has been an outstanding sponsor of the poultry industry and of the small farm home movement.

Several years ago, to give new impetus to this development in San Fernando Valley, he established the Whitsett Group Plan of building garden acre homes on a wholesale basis, in groups of five or more.

The Whitsett Group Plan has been the means of establishing many new families in small farm homes.

It is more economical to build homes in groups than to erect only one house at a time. Combined buying power lowers cost of materials. Capable building crews systematize their work. Subcontractors can do several jobs at one time, for less money without impairing their own returns.

Construction work is under the supervision of a competent building superintendent.

In most instances these Whitsett Group Plan projects have been developed on tracts of acreage, which have been liquidated through this group plan of garden acre home development. Economies accomplished through the cutting up of acreage in this manner have been added to the savings which have been passed along to purchasers.

Groups of these homes are under construction nearly all the time. Groups of prospective small farm home owners are frequently organized to take advantage of this wholesale plan of purchasing land and building garden acre homes.

This group plan has been developed so that it can be adapted to any community. Further information is available concerning it from the sponsor of the plan, W. P. Whitsett, Van Nuys.

Feed and Hatchery Industries Examples of Specializations

By G. G. STEERE

(President of the Fernando Valley Milling and Supply company, largest exclusive poultry and feed manufacturing plant in Southern California.)

The poultry industry has grown from less than 100,000 hens in 1916, to more than 1,000,000 hens in 1933.

The tremendous growth of this industry has been marked by specialization in all lines of the industry.

Poultrymen in San Fernando Valley are conceded to be more successful in the egg production business than in any other part of the country, due to ideal poultry conditions, the convenience to a metropolitan market, and the intensive specialization of the industry here.

The beginner in the poultry business today has many advantages and services available to him, which were not afforded those who pioneered in the industry years ago.

Poultrymen can avoid many of the costly pitfalls of the business by availing themselves of the years of valuable experience and research which have been carried on by such institutions as the Fernando Valley Milling and Supply company. For several years we have operated one of the finest chemical laboratories in the country to test poultry feeds and their food values. We have our own experimental plant of 4,000 hens. Our poultry experts are doing research work continually, studying bulletins from every university in the country, and following the latest experiments and methods for the improvement of the poultry and egg production industry.

By BERT R. HOLLOWAY

(Pioneer Hatcheryman in San Fernando Valley)

Van Nuys is the oldest successful poultry district in Southern California. Problems of housing, breeding, incubation, brooding, feeding of chicks and layers, marketing, and many other factors have been worked out over the last twenty years and their results are for the benefit of those who come to Van Nuys and want to join with us in making Van Nuys better and more successful as a poultry and egg producing district.

Van Nuys offers through its many baby chick hatcheries, bred-to-lay baby chicks so that the new settler is assured of getting the best foundation stock possible to start with, which means success.

There are no short cuts to success. Poultry-raising is a highly specialized business and it is only by taking account of the experience of others that you can hope to succeed. By the same token, correct methods and good stock will bring you satisfactory results.

If you want to attain high egg production from your flock, you must have in the very beinning chicks that are bred to lay.

Breeding chicks to lay is a long tedious process. Great patience and hard work are the prices of success in this respect. I have paid this price in my 24 years of strict attention to one thing—that of hatching highe quality bred-to-lay chicks.

I started in 1909 with fifty pullets, on the rear of a city lot. One year later, I borrowed $5 and started an egg ranch near Van Nuys. In the 24 years I have been in this business, I have hatched and sold millions of chicks, in several western states, and have been confronted with every kind of problem and experience.

POLICEMAN HAS DIVERSIFIED FARM

BY W. E. LONG

Los Angeles police officer, who works on his part time farm during his leisure hours.

We moved to our farm home at 14200 Valerio street about a year and a half ago. Our first venture was the purchase of 300 day-old baby turkeys. We kept an accurate check of every cent expended in their care and after they were sold during the holidays, we figured our net profit at $223.81—a pretty good return considering the fact that it was a part-time enterprise, and did not interfere with my work.

This year we have preserved more than $100 worth of fruit and vegetables for use during the winter months, and have diversified our products, primarily to provide as much of the food for our table as possible.

This winter and next summer, we expect to live entirely from the products of our small farm. We are raising two heifers so that we may have our own milk, a couple of hogs for our own meat, turkeys, rabbits and chickens to keep our table supplied throughout the year, and a variety of vegetables to supply our table practically the year 'round.

MANY CLAIM MUCH HIGHER ANNUAL PROFITS

Years of experience have taught practical poultrymen that they can expect an average net income of more than $1 per hen per year. Many successful egg producers have chalked up larger incomes.

When the prospective poultryman has selected a location for his egg production plant, his next problem is to provide housing and to select his stock. From a mass of figures gathered in San Fernando Valley, the following estimates are offered as an average cost of housing and pullets:

Cost of building for poultry, 75 cents to $1.00 per hen, including small feed storage house, yards, troughs, nets, bins, etc.

Cost of pullets, 50 cents to $1.00 each depending upon age at purchase.

There are two methods of stocking the poultry house. Most experienced poultrymen find the brooding method the most desirable. They purchase day old chicks, and rear them in their own brooders, selling the cockerels at the earliest opportunity.

RANCH BRINGS HIM MANY NEW FRIENDS

By CURTIS R. WOLTER

Owner of 2500 capacity ranch at 14966 Dickens Street, Van Nuys

Yes, there is money in chickens if the people that go into the business live within the means of the hen.

We found our ranch, a one-acre place large enough for chickens. It lies two miles south of Van Nuys and has equipment for 2500 birds, as well as a comfortable, plain home.

The ranch has given me better health and more good friends than I have had before. That is one thing you will find on the small farm home—true friends.

The hours spent on a poultry ranch are practically unlimited, the work being planned so that the various duties fall in rotation throughout the week. As I was only 25 when I came on my ranch, and my wife being younger, we both thought twice about tying ourselves down for seven days of the week. Now that we are here, we love it and never worry about the time put in on our place.

One can learn something new about chickens every day, something it would take a lot of reading to explain.

Bounteous Living Is Cheap on Garden Acre Farms

COUNTRY HOME OWNERS LIVE ON FAT OF LAND

Bounteous living is cheap on the poultry ranch or garden acre farm in San Fernando Valley. Here you can "live off the fat of the land," your table "groaning" with substantial food for less money than it costs to set a meager table in the city.

Small farm home owners in the Valley will tell you how cheap and yet how bounteous the average family can live, if depending upon the land for part or all of their sustenance. Fresh vegetables from the garden every month in the year, and fruit throughout all seasons. In many garden-acre farm cellars and pantries are hundreds of quarts of preserved fruit, vegetables, jellies, pickles and jams —squashes, potatoes, onions and other vegetables stored away for the winter months.

And to supplement these, there are always fat cockerels, rabbits or squabs to provide meat, plenty of eggs, frequently milk from the family goat or cow, and even home-made butter.

Garden acre farmers live off the cream of the crop. But it costs them less to live than any other class of people.

VALLEY AFFORDED FINE PRESSURE WATER SYSTEM

Public utilities—gas, electricity and above all a dependable, adequate supply of cheap water—must be given major consideration in the selection of a small farm home location.

Underlying San Fernando Valley is a vast network of steel water mains, unlike any system that has ever been developed before for the pressure irrigation of small and large farms.

More than 900 miles of these mains, some of them large enough for a man to walk through, provide water under high pressure for irrigation purposes in every section of the Valley.

The average small poultry farm owner in San Fernando Valley, under what is known as the "combination rate," pays only 4 cents per 100 cubic feet for water (above a small minimum charge made for water used for domestic purposes). On larger agricultural units the rate is 1.5 cents per 100 cubic feet.

This water is always available under pressure. More than 90,000 acres are provided with water through this pressure system.

Power lines of the Municipal Bureau of Power and Light extend into every part of the Valley and provide electricity for domestic and farm purposes at one of the lowest rates to be found anywhere in the United States. There is a minimum charge of 60 cents for domestic service, at a rate which begins at 4.5 cents per kilowatt hour and drops to as low as 2 cents per kilowatt hour, for increased consumption.

Mains supplying natural gas have been extended into practically all sections of the Valley affording a cheap source of fuel for cooking and heating. The poultry rancher will do well to locate where gas is available, for he will find it most economical in the brooding of chicks and for domestic purposes.

There are several thousand copies still available of a booklet entitled "The Small Farm Home Movement—its part in the national recovery program and how it works in San Fernando Valley." These may be procured from the Van Nuys Chamber of Commerce, Van Nuys, California.

EGG MAN CITES MANY SUCCESSES

By G. C. LAUSTER

Pioneer poultryman, who maintains a flock of more than 10,000 hens at 8112 Woodman Avenue, Van Nuys.

Over a long period of years I have proved that an annual profit of $1 per hen per year is a conservative estimate of what the experienced egg producer can make on his poultry. During the 15 years I have been in the business in the Van Nuys area, my average annual profits have been higher than that.

I started in business with $1,000 about 15 years ago. Since then I have devoted myself exclusively to the poultry business. From profits made each year, I have gradually added to my stock and equipment and until now I have more than 10,000 hens.

During the last two or three years, every person I have started in the poultry business in an advisory way and have assisted in the management of the business has made good. I can send you to at least ten of these right now.

If in the beginning a poultryman is started on the right track and is willing to work hard, he will make good.

Egg Men Find Independence

(Continued from Page One)

costal fogs by the Santa Monica mountains.

San Fernando Valley enjoys maximum days of shunshine which is a highly important factor in the egg production business.

No matter how hard the poultryman may work to bring his flock into maximum production, he is struggling under terrific and unnecessary handicaps if he has not used wisdom in the selection of a proper location for his poultry ranch, with suitable climate and soil, adequate water, and an easily available market. San Fernando Valley offers these advantages.

POULTRYMAN BUILDS 700 HENS TO FLOCK OF 6000

By ED KEHL

(Pioneer San Fernando Valley Poultryman, 14746 Raymer Street, Van Nuys.)

Fourteen years ago I entered the poultry business in San Fernando Valley, with a flock of only 700 White Leghorn hens. During these fourteen years, I have made a good living for my family and have built up my laying stock to 6000 hens, entirely with the returns from my small farm and without the addition of any new capital to my original investment.

For anyone who wants to be his own boss, enjoys outdoor work, has the ability and willingness to work long hours, and has sufficient capital to establish himself in the business, I would recommend the egg production industry as a profitable one, and the kind of an enterprise that never gets monotonous.

My poultry ranch has been the source of great satisfaction to me, chiefly because I love hens, and enjoy working for them and making them comfortable and happy.

For the last seven years I have been building up my own breeding stock. With a 16,000 capacity electric incubator, which I purchased last year, with profits made from my hens, I can now reduce my replacement costs, and add a new source of income by selling highest quality baby chicks.

MORE COPIES AVAILABLE

Additional copies of this publication, "The Poultry Industy—its part in the national recovery movement, and how it works in the rural-industrial half of Los Angeles," are available for distribution to persons interested in the egg production and poultry industry. They may be procured from the Van Nuys Chamber of Commerce, Van Nuys, California.

Turkeys, Rabbits and Squabs Yield Good Profits

There are, generally speaking, two classes of egg producing farmers in San Fernando Valley.

(1) The part time poultryman, who keeps a flock of 100 to 1000 hens, and depends upon them for only a part of his living.

(2) The full time poultryman, with flocks ranging from 1000 hens upward, and who depends entirely upon his chickens for an income. It is generally conceded that a really substantial sustaining unit should include at least 2000 or 3000.

In the former class of part time poultrymen a hundreds of wage earners who go back and forth to their work in Los Angeles or Hollywood, frequently clubbing together with a friend or neighbor, similarly employed, saving transportation expense by using the same automobile. These part time farmers often supply fresh eggs of the highest quality to fellow employees at premium prices over the market. Others in the part time class are carpenters, bricklayers, mechanics and tradesmen of all sorts, who supplement their small farm home incomes with work obtained in their own or nearby communities. Still others have undertaken the egg production business on a small scale to supplement incomes which they have from investments, from pensions, or from other sources.

In the latter class are many full time poultrymen who have been in the business in San Fernando Valley for 15 years or more, and who have attained a permanent comfortable place in life from the profits of egg production. These are the men of real poultry experience, who will be glad to advise you on the fundamentals of the business. They have weathered the storm of business conditions better than business men in almost any other line.

Any discussion of the part time subsistance farm or the full time sustaining farm, would be incomplete without mention of the opportunities afforded by turkeys, rabbits, pigeons (squabs), meat poultry, berries, bulbs and other intensive garden crops.

Scattered over the San Fernando Valley are many small acreage farmers who are depending partially or entirely on their incomes from the productions of these specialized lines. There are outstanding successes in all of these lines, but each of them requires the same industrious effort and the constant vigilant care which brings success in the egg production business.

Experienced rabbit men expect an income of $5 to $8 per doe per year, in normal times, while experienced squab raisers report average annual incomes of $2 to $4 per pair. There are hundreds of families in various parts of the Valley who have made outstanding successes of these and other specialized lines, either on a part time or full time basis.

Prospective small farm home owners should avoid getting into several lines at one time, unless these are undertaken for their own amusement and diversion, without any thought of the prifits to be derived.

Poultryman Is Afforded Educational Opportunities

Poultrymen in San Fernando Valley are afforded many educational facilities to assist them in learning the most up-to-date methods employed in the egg production industry.

Special courses are offered in high school and in night school in small animal husbandry and similar lines.

The Agricultural Extension Service of the University of California has experts in the field at all times to assist poultrymen with their individual problems.

Farm Bureau Centers located in various parts of the Valley afford an opportunity for friendly association with those who are experienced in the industry.

For a number of years the Van Nuys High School has conducted an educational poultry plant along commercial lines with several hundred White Leghorn hens, which has shown a consistent profit season after season.

FILL OUT THIS COUPON FOR MORE INFORMATION

Van Nuys Chamber of Commerce,
Van Nuys, California.

Gentlemen:

I am interested in the poultry industry in San Fernando Valley. Please send me more specific information on the following subjects:

.....

.....

I am interested in the purchase of a poultry ranch or small farm home..... ☐

NAME.....

STREET ADDRESS.....

CITY OR TOWN.....

PRINTED BY THE VAN NUYS NEWS - COMPILED BY H. PHELPS GATES

BANK REFERENCES
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FIRST NATIONAL BANK,
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NATIONAL BANK OF CALIFORNIA,
LOS ANGELES, CAL.
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OWENSMOUTH, CAL.

HEADQUARTERS
W. P. WHITSETT
VAN NUYS, CAL. PHONE SUNSET 23
VAN NUYS-OWENSMOUTH LANDS
47000 ACRES
VAN NUYS 18 MILES FROM HEART OF LOS ANGELES

ORIGINAL RANCHES
SUB-DIVIDED
SHEEP RANCHO
7,000 ACRES
KESTER RANCHO
7,000 ACRES
HOME RANCHO
6,200 ACRES
WEST RANCHO
5,000 ACRES
PATTON RANCHO
6,000 ACRES
WORKMAN RANCHO
7,000 ACRES

Van Nuys, Cal., April 10, 1915

ANNOUNCEMENT

A new subdivision has been laid out 1295 feet north of Van Nuys, to be known as Van Nuys Bungalow Home Tract. It consists of 240 acres, and it is being divided into 5-acre plots, the plan being to develop it into an exceptionally high-grade ranch-home district.

The land is moist, sandy loam, very rich, and the tract is high enough to give splendid views over the valley and the town of Van Nuys, with the Santa Monica and Sierra Madre mountains in the background.

Work has been started already on a mile of graded and oiled road through the tract from North Sherman Way to Castro. Other improvements either contracted for or being discussed are street parking, shade trees, water piped and electric lights.

Residents of Van Nuys are co-operating with commendable spirit toward the success of this development. They realize, as I believe you do, that all property owners in the valley are benefitted by such development and settlement.

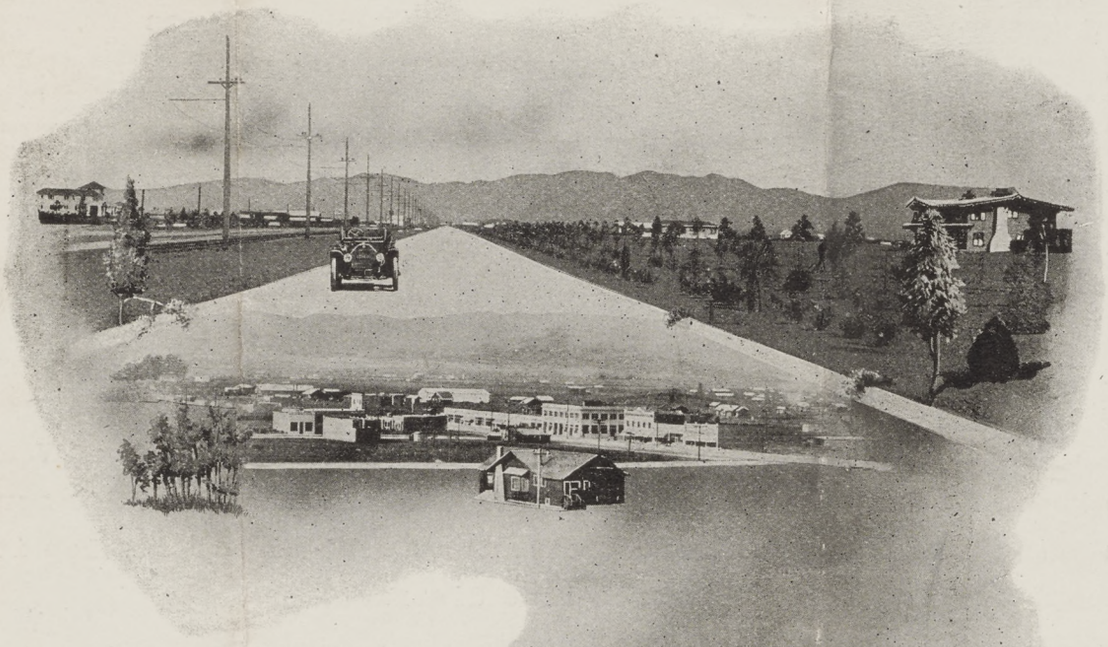
Therefore, I enclose a coupon entitling bearer to a refund of carfare between Los Angeles and Van Nuys, the object being to induce those who might be interested in this development to come and look it over. You know the valley and its advantages and charms. Undoubtedly you have some friends who might be interested, and by calling their attention to this opportunity, you would be conferring a favor on them, as well as helping yourself and us.

Hoping that you will give this matter your attention, I am

Respectfully,

W. P. WHITSETT.

SECTION OF SHERMAN WAY, THE $500,000 BOULEVARD
BIRDSEYE VIEW OF VAN NUYS—GRAMMAR SCHOOL—SUBURBAN PORCH—HIGH SCHOOL



FOUR YEARS' ACHIEVEMENTS
IN THE VAN NUYS--OWENSMOUTH 47,000 ACRE TRACT

SIXTY Miles of Boulevards and Improved Streets Built at a Cost of $750,000.

TWO Hundred Miles of Streets Graded. 25 Miles of Telephone Construction.

PACIFIC Electric Railway Built Through Tract at Cost of $550,000.

FIFTY Miles of Ornamental Street Lights Installed at Cost of $100,000.

TWO High Schools and Three Grammar Schools, Aggregate Cost $375,000.

TWO Banks, Capital $50,000 Each. Three Churches Costing $25,000.

SUBURBAN Homes Built Ranging from $1,000 to $30,000 With a Total Value of $1,000,000.

BUSINESS Blocks and Buildings Erected Costing $250,000.

TWO Money Order Post Offices. Rural Mail Service Covering 25 Miles.

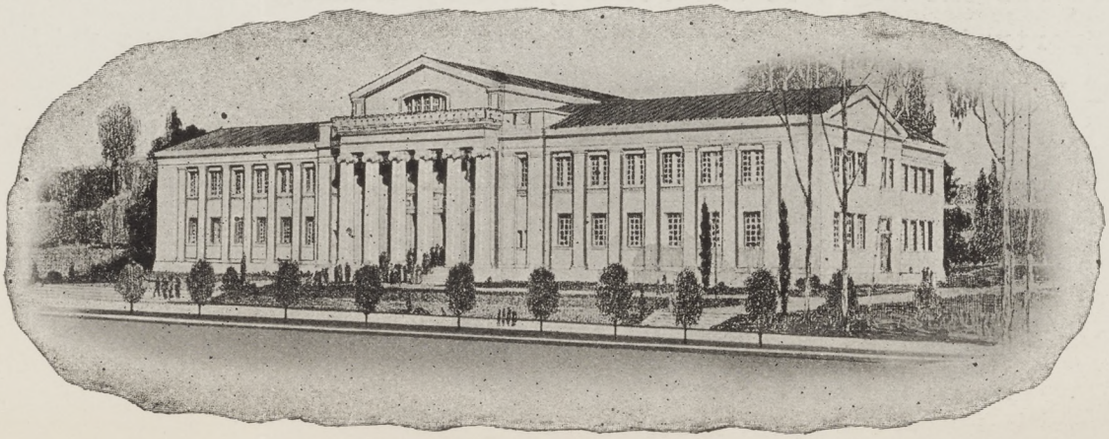
FIFTY Miles of Electric Light and Power Construction.

PIPE-ORGAN Factory Established, Representing Investment of $250,000.

OVER One Million Fruit Trees Planted. Two Newspapers. Four Garages.

EXTENSIVE Poultry Industry Scientifically Established Under Direction of Petaluma Experts. 30,000 Laying Hens.

PRODUCTS Marketed Through Co-operative Growers and Canning Association. Capital Authorized, $100,000.00. Surplus, $40,000.00.



Dec 21, 1915.

O.F.Brant, Gen.Mgr.
Title Insurance and Trust Co,
Los Angeles, Cal.

Dear Sir:-

Enclosed find circular on our poultry industry. We distributed between fifteen and twenty thousand of these at the Van Nuys Poultry Show recently held in Los Angeles. We received a great deal of newspaper publicity and as a result we have had a couple hundred people out to Van Nuys, looking for small acreage.

And while I have expended $2000 or $3000 in this way, we have not closed one sale from this campaign. We are quoting these people land in the Bungalow Home Tract, in 2½ and 5 acre tracts at $550 per acre and while they seem very much interested, we find they are buying through other concerns, well located lands at $100 per acre less.

With a view of eliminating some of this competition so that eventually we can reap some of the benefits of our advertising, I would appreciate it if you would get for me lots 29, 30, 43 and 44, tract 1000.

I would not expect to put this on until I had cleaned up the Bungalow Tract but in the meantime it would protect property from this unfair competition and I could get the water in and the street trees set out, so that this land could be sold later at $550 per acre.

In order to do this I estimate that 10% of the sales price would have to be expended in improvements, 10% in advertising, 10% in commissions and I would like 20% with which to pay taxes and interest and leave a profit.

Yours very truly

WPW/HDR.

Van Nuys,Cal. Dec 5,1916

Otis Burrell,
Suisun, Cal.

Dear Sir:-

The Van Nuys Poultry Association have just given one of the most successful poultry shows, in Los Angeles.

Enclosed you will find one of the circulars, which were given out to all those who attended. I have mailed it thinking you might be interested to know more of this particular industry, which we have established here.

With kindest regards, I beg to remain

Yours very truly

WPW/P.

12-21-1916

VAN NUYS 5 ACRE SUBURBAN HOME PLACES ATTRACT ATTENTION OF BEST SETTLERS AS FAR AWAY AS CHINA.

W.P.Whitsett has been quietly preparing for subdivision a 40 acre tract laying between Eighth and Ninth Street and 1/4 mile from the North East corner of the original townsite of Van Nuys, the idea being to subdivide this into suburban home sites, where families of means can supply their larder with fruits, vegetables,milk and butter and keep enough poultry housed and cared for along the Van Nuys methods to produce eggs enough to take care of the overhead and supply necessary groceries and gasoline for a small car and furnish enough healthful outdoor exercise to make the joys of living in Southern California complete, surrounded by the conveniences and high class improvements here. And while it was not intended to formally place this subdivision on sale, until the big steel mains, are in which will supply both domestic and irrigation water, and the streets were graded and oiled and electricity and telephone service had been provided, so popular has proven Mr. Whitsett's developement work at Van Nuys, North Van Nuys and the Bungalow Home Tract, that buyers were apparently waiting for just such a proposition , where they could feel that they would be protected by proper restrictions.

On yesterday the following selections were made by those alert to the rapid strides that are being made here at Van Nuys.

D.S.Williams, prominent engineer in charge of the Railway in China, who expects to return to his post shortly after the first of the year and will later return to Van Nuys to make this his future home- 5 acres at $3250.00

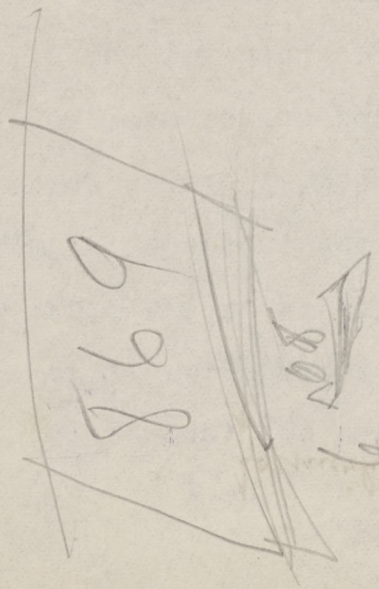
Col.Arthur Willaims, U.S.Army retired- 5 acres at $3250.00

C.M.Nance, formerly of Chicago, who has watched the Van Nuys Developement for a number of years, 5 acres and the first bungalow to be started on this tract, at $4750.00

S.P.Anderson, who is a prominent builder and developer of Los Angeles, selected a 5 acre corner piece at $3250.00, and expects to resubdivide it into 1 1/4 acre pieces and improve same with handsome bungalows to resell.

There are enough other interested parties figuring on the remainder of the tract, so that in all probability it will be closed out before it is ready for formal opening, which speaks volumes for the natural davantages and the high class manner in which things are accomplished at Van Nuys.

meet Mr Whitcomb at Cragin's
office. Extra copies - can
conv lear space in paper



ENORMOUS CROP OF BEETS IN SAN FERNANDO VALLEY.

According to a statement issued by the American Beet Sugar Company at their Van Nuys Headquarters, there is now being shipped from the Van Nuys and Reseda dumps better than 30 cars of beets per day.

The crop yield from $3700 acres will bring nearly $300,000.00 to the farmers of the San Fernando Valley. The sugar is running 20% and is yielding about $6.00 per tons, which with an average of better than 15 tons per acre is netting the grower close to $90.00. ~~per acre~~

With the plentousness of Owens River Water there will be 20,000 acres of beets planted next season, which means an additional expenditure of money for ploughing, seeding, cultivating and irrigating of at least $200,000.00

This crop based on figures from the present yield will mean nearly $2,000,000.00 will be paid out in the San Fernando Valley, by the American Beet Sugar Company.

Pasadena Man Purchases Nomeplace in Van Nuys.

Lucien R.Hitchcock, former employee of the Laboraty of Mount Wilson Observatory, recently purchased 10 acres in the Van Nuys Bungalow Home Tract. Mr.Hitchcock will erect a $3000 residence and plant his acreage to walnut trees.

Building operations will commence at once as Mr.Hitchcock and family are anxious to locate in their newly acquired place.

Epoch Marking Growth.

Today marks an epoch in the San Fernando Valley, when the first building of the Van Nuys Owensmouth Marian Growers and Canners Association will be formerly opened. The huge new bean cleaner installed by the McKain Manafacturing Company will be in operation and will be run to full capacity for some time to handle the enormous crop of the Van Nuys Owensmouth district.

There are 20,000 sacks of beans now stored in the Owensmouth warehouse awaiting the cleaning operation and the crop is not entirely threshed as yet.

The machine is of the latest pattern and will handle a variety of grains as well as all kind of lima and black eye beans.

According to a statement by Mr.McKain of the above firm the cleaner is one of the best and most up-to-date machines of it's kind in this section.

Record

During recent years, with the cheapening of automobiles and the constant improvement of roads, there has been a growing tendency on the part of people of moderate means, and even those of wealth, to secure a small place ~~xx~~ in the environs of Los Angeles, and there have the greater freedom of country life combined with city advantages brought close by ~~oiled~~ roads and auto.

The Van Nuys section has attracted an increasing number of ~~xxxxx~~ this class each year since those lands were opened for settlement, and W. P. Whitsett, who opened the town of Van Nuys four years ago, ~~and~~ ~~is~~ ~~xxxxxxxx~~ ~~at the head of development work there~~, has determined to make a stronger bid than ever for those who want a suburban ranch home.

He has just purchased a 240-acre tract only 1295 feet north of Van Nuys, which he is laying out in 5-acre lots. The new subdivision, which will be known as Van Nuys Bungalow Home Tract, is to be improved so as to correspond with the high grade of the developments around it. Already the contract has been let and work started on a graded and oiled road to extend from North Sherman Way the entire length of the tract, one mile to Castro avenue. Other improvements have been contracted for, and still others are being considered, among which are parking of streets, planting of shade trees, piping water onto the tract and installing electric lights.

The soil is a moist, sandy loam, of proven fertility and productiveness, while the land lies high, affording magnificent views of the valley, the town of Van Nuys and the mountain ranges around the valley. The spot is ideal, and with the improvements contemplated it will be one of the most advantageous locations for a small suburban ranch home in the vicinity of Los Angeles.

Van Nuys residents, who know the property better than anyone else, have been attracted by the merits of the proposition, and fifteen have already applied for five acres each. Some of the best lots in the tract have been reserved by Mr. Whitsett for purchasers who will bind themselves to build at once, and special inducements will also be made to them.

With the record that Mr. Whitsett has made in ~~Los Angeles~~ Nelson Law and Van Nuys for successful development work of this character, it seems certain that Van Nuys Bungalow Home Tract will be one of the best small ranch home developments in the vicinity of Los Angeles.

T.K.P.

L. A. Creamery

VAN NUYS-NUTT

Is fast becomeing the diary center of Southern California

Why?

First- On account of the abundance of aqueduct water .
Second-Silt soil free from alkali and hardpan.
Third- Less than one hours distance by auto truck over fine boulevards,to the heart of Los Angeles markets.
Fourth-Ideal climaticsconditions.
Fifth--Unsurpassed home school,and living conditions,with all city conveniences.

Amoung the foremost diarymen of the Pacific Coast to recognize these facts,is George Platt,President of the Los Angeles Creamery Co,who has recently purchased 1040 acres,one mile north of Van Nuys,and is now prepareing to care for 1000- cows on this property

ALFALFA RANCHES

Large and small, improved and unimproved ,well located for diarying.Most of this land is planted to alfalfa and in full production.

W.P.WHITSETT

Owner and developer of Van Nuys properties.

Van Nuys,California. Phone 23 Van Nuys.

OK
Geo. Platt

LOTS, SUBURBAN ACRES
AND RANCHES

HEADQUARTERS FOR THE NEW TOWN

VAN NUYS

Center San Fernando Valley

IN THE VAN NUYS-LANKERSHIM
47,000 ACRE TRACT

W. P. WHITSETT

Home F-2369; Broadway 3525
319 South Hill Street, Los Angeles, California

CANTALOUPE GROWING IN THE VAN NUYS DISTRICT

This season seems to indicate that in a very short time another profitable crop will be added to the ever increasing list of diversified products from this progressive section. There is being harvested now one to two carloads of cantaloupes per day from the W.P. Whitsett ranch, just east of Van Nuys. The yield is estimated at more than three hundred crates to the acre, or about fifty carloads from the field, comprising ten acres of Honey Dew, and forty-five acres of cantaloupes.

This crop of melons is all American grown and harvested. In reply to the question "Do you find it difficult to get competent white help to care for these intensive crops?", Mr. Whitsett replied "No", I operate my ranches, here and in the Imperial Valley, on a co-operative plan. A competent person, who has within his own family considerable help, is engaged and then I make only a nominal rental charge and join my tenant in the lease, allowing him the prevailing wage for all labor and equipment furnished. When the crop is marketed we deduct all expenses, including rental charge, and divide the profit on a fifty-fifty basis. I reserve unto myself the right to complete the lease if at any time we should fail to agree as to procedure. Reports of expenditures are made daily and accounts kept by my bookkeeper so that a division of profits can be made any time when receipts exceed the expenditures. We never wish to make a change in leasors or tenants because when a man feels that so long as he has done his part well, he has the refusal of renewing his lease on the land another year. ~~In this way~~ It is much easier to obtain co-operation in cover-cropping and fertilizing, in order to retain and improve the fertility of the land, thereby increasing production from year to year.

Much credit for the success of this melon crop is due George J. Nadeau, of Van Nuys, who has full charge of the growing of the crop.

WPW:VL

August 9th, 1920

A comprehensive report of the potato and peach market has been submitted to the News by the Public Service Department of the Bank of Van Nuys. The report emanates from government statistics and is about as accurate as necessity could ever require.

"New potato shipments increased last week," says the report. "The total movement of new stocks was approximately 2000 cars above the week before and some 500 more cars of old potatoes were shipped. It is the Virginia and North Carolina crop that is moving heaviest. As we prophesied some time ago, the Texas shipments are very much reduced, owing to the flood damage in May. Maine ~~shipments~~ seems to be the heaviest shipper of old stock. While those who follow the potato market will notice a decline has been registered in the price, it must be remembered that this is usually the work of the first season shipments. Very little bear news is to be found in this year's potato acreage report, for probably nothing better than 10 or 15% acreage increase will be the outcome and an average yield of 80 to 85%.

The Peach Outlook

"The car load movement of peaches is reported as increasing. A late season has permitted but about half of the movement of a year ago to be manifested to date. For example, Georgia, the present time leading shipper, forwarded 451 cars in comparison with 711 for the same week last year. The Georgia, as well as other, shipments are finding a generally steady eastern city market, with a slightly weaker market condition in Chicago. It is reported that Kansas this year will have the first real peach crop since 1915. The crop condition report of Nebraska is 90%, Kansas 88%, California 98%, Ohio 60%, and Iowa 82% of normal.

"It is to be understood, of course, that the reports which come in now cover the marketing of fresh peaches and when a glutton market appears it need have little or no terror for the grower for the reason that there is a very much reduced stock of canned peaches on hand in warehouses and stores in the United States, as

well as the world.

A general review of the price situation on potatoes and peaches, as it is found in the various central markets of the United States, shows a generally higher tone than a year ago."

CITIZENS NATIONAL BANK
LOS ANGELES, CAL

CALIFORNIA'S GREATEST FARM PAPER

RURAL WORLD

A SEMI-MONTHLY PUBLICATION

"FOR THE FARMER AND HIS FAMILY"

LOS ANGELES

March
Fourteenth,
1 9 2 1.

Mr. W.P. Whitsett,
Van Nuys, Cal.

Dear Sir:-

We are using the picture of yourself and the strawberry patch to illustrate our article in the coming issue on the College of Agriculture. We are touching in this article on the University affairs along new lines and we have no doubt at all that the article will be very widely read. We are sending copies to all the members of the legislature and to all the members of the University staff and we hope that we may be able in an early issue to record the fact that your efforts for the Junior College of Agriculture in the San Fernando Valley have been successful,

Sincerely yours

N. L. Chapin

N.L.CHAPIN,
Editor.

MEMBER AUDIT BUREAU OF CIRCULATIONS

May 18th, 1921.

Mr. W.E. Stephens,
718 West Seventh St.,
Riverside, Calif.

Dear Sir:

Replying to your letter of the 16th inst. Wish to state that I closed my office here at Van Nuys some two years ago after having made good in my developments and establishing a number of million dollar agricultural industries in this vicinity.

I have no acreage to sell as I am interested in farming the tracts which I have left. I have a few lots in the town of Van Nuys but am satisfied that they will be worth more to me to hold than to dispose of at this time. I am now fully employed with my ranches and other interests, but I promised some of my friends to establish the Berry Industry here and I have devoted considerable time and money to this and have just now got it up to a point of practical production with a number of good demonstrations to show.

I have several times refused to rent my office which is the best location in town and where we have carried on all our previous activities and it is widely known as the general development headquarters of the Van Nuys district. I am holding my office with a view of lining up some kind of a deal in connection with this Berry Industry and I have though out about such a plan as this, to put into effect at the opportune time--which I believe is now, namely: To find two active and experienced men who could go out and get twenty people to put in five thousand dollars each with which to purchase a tract of land as close to Van Nuys as practical, same to be the best land that can be bought for the money; no commissions or inside profits to anyone; just a good keen and clean deal. The money and all transactions to be handled by some Trust Company or Bank. Then the two men who line up the syndicate to have a selling agreement along some similiar lines. Ten per cent. of the sales to be set aside for improvements including a few houses to be started; five per cent. for advertising; five per cent. for commissions; and the Board of Control or Directors, to be elected by members of the syndicate who furnish the money, to determine on policy of procedure and prices at which land is to be sold jointly with the selling agency. These agreements to be embodied in the trust instructions. Parties furnishing the money to receive a liberal rate of interest and return of their principal. One-half the net amount to go to said syndicate and one-half to the selling agency, after all expenses have been paid.

With a view of carrying out such a deal for the purpose of establishing this Berry Industry I would rent my office at very reasonable figure. though would want some of my personal matters looked after during my absence.

I have my eye on a young man here who I think could qualify for one of the men, provided he could be interested. His name is Mark Grimes and he has had a wide Berry experience, having had charge of the marketing for the Berry Growers Association for Central California--at one time. He is our County Farm Advisor of this district and is engaged in fruit ranching. I have had occasion to see him in action and I believe he is a live wire.

I would want to take five thousand dollars interest and some of my friends would, but I don't think it a good plan for anyone to take more than that amount on the first syndicate. Later when the plan has been proven successful more money might be an advantage, to buy additional land before it starts to advance, in order to have something for future sub-divisions--however, that could be decided later.

Now if you would be interested in some such a plan as this and feel that you could go out and line up this syndicate with another man who could do his part, I would like to arrange for you gentlemen to get together and talk it over, and I would be glad to give you the benefit of my experience in these matters. I have no preference in things of this kind, and whoever can satisfy me that they are the best men to put this over in a successful manner, and are straight and honorable in their transactions, will be the ones that I shall favor. I know that the right parties can make a great success of this undertaking, and I believe land values have hit the bottom here and if so now is the time to start, for I have got the expermental work in shape so that five acre Berry Ranches can be played up strongly for a leader, and this can be backed up by the successful demonstrations now here in poultry and dairy ranches.

If there is any better plan to do these things, which I know can be successfully done here, I am open to any suggestions?

Next Friday a week, May 27th at 7:30 P.M. we expect to officially launch this Berry Industry by giving a strawberry festival at my home to a few of our friends and we should be very glad to have you and Mr. Patterson and the Messrs. Elliots present on that occasion. The ladies are included. This would afford you an opportunity to meet some of our people who are interested in this enterprise and thus become better acquainted.

Very truly,

WPW/VL

CALIFORNIA POTATO GROWERS EXCHANGE
Van Nuys, Calif.

July 12, 1921

Dear Sir:

This is to notify you that the California Potato Growers Exchange is now ready to do business; we have made marketing arrangements at this time with, Weyl Zuckerman, and the American Fruit Growers, Inc.

All of the growers who join the Exchange and have not sold their crop are now obligated to deliver.

The buyers for the Exchange are starting under the most adverse and critical conditions which ever confronted the potato industry in this state. We cannot hope to be of any service unless we secure not less than 85% of the potatoes remaining unsold in Southern California and we therefor urge that you use every possible effort to get growers in your vicinity to join immediately.

There is no additional risk involved in joining the Exchange, you can ship thru either of the two firms marketing for the Exchange and your payments will be made directly to you by the shipper.

All the potatoes will be subjected to a federal inspection; the potatoes that do not pass the federal inspection will be graded as far as possible and sold to the best advantage. If our shippers are not able to ship this poor quality you will be released upon request to make any sale which you may be able to consummate.

Yours very truly,

CALIFORNIA POTATO GROWERS EXCHANGE

Mark Grimes

MG:W

CALIFORNIA POTATO GROWERS EXCHANGE
Van Nuys, Calif.

July 12, 1921

Dear Sir:

This is to notify you that the California Potato Growers Exchange is now ready to do business; we have made marketing arrangements at this time with, Weyl Zuckerman, and the American Fruit Growers, Inc.

All of the growers who join the Exchange and have not sold their crop are now obligated to deliver.

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Yours very truly,

CALIFORNIA POTATO GROWERS EXCHANGE

Manager

MG:W

C O P Y

CALIFORNIA POTATO GROWERS EXCHANGE
Van Nuys, Calif.

July 18, 1921

To the Board of Trustees
California Potato Growers Exchange
Room #361 Court House
Los Angeles, Calif.

Dear Sirs:

I take this liberty of placing before you a report of all the activities and operations of the California Potato Growers Exchange, which have come under my direction since the beginning of this organization, to this date.

On June 28, Mr. J. C. Olsen, called at my ranch and requested that I immediately take steps toward the preparation of the plans for a Potato Growers Association. I immediately wired to Attorney A aron Sapiro of San Francisco, to forward me the contracts used by the California Berry Growers Association.

On Thursday, June 30, a meeting of the growers from various districts was called at the Farm Advisors office at Los Angeles, to discuss these plans. This meeting voted unanimously to appoint a committee composed of, J. C. Olsen, E. D. McSweeney, and myself, to confer with Attorneys, G. H. Ferrand or Willis I. Morrison, for the purpose of immediately preparing contracts, etc., to be used for the formation of the Potato Growers Exchange. The plan and contract for growers to sign was prepared by Willis I. Morrison and is attached hereto marked - Exhibit "A". A copy of this contract was presented to the potato growers at a mass meeting held at the High School Auditorium at Van Nuys, on S aturday July 2. It was adopted by the growers at this mass meeting, and some over 20 growers signed up.

Following that date, mass meetings have been held in the following places -

Owensmouth, evening of July 6
S an Bernardino, evening of July 5
El Monte, evening of July 7
S an Bernardino Potato Growers Association, July 9
Arcadia, afternoon of July 16

C O P Y

CALIFORNIA POTATO GROWERS EXCHANGE
Van Nuys, Calif.

July 18, 1921

To the Board of Trustees
California Potato Growers Exchange
Room 3601 Court House
Los Angeles, Calif.

Dear Sirs:

I take this liberty of placing before you a report of all the activities and operations of the California Potato Growers Exchange, which have come under my direction since the beginning of this organization, to this date.

On June 20, Mr. J. G. Olsen, called at my ranch and requested that I immediately take steps toward the preparation of the plans for a Potato Growers Association. I immediately wired to Attorney A aron Sapiro of San Francisco, to forward me the contracts used by the California Berry Growers Association.

On Thursday, June 30, a meeting of the growers from various districts was called at the Farm Advisors office at Los Angeles, to discuss these plans. This meeting voted unanimously to appoint a committee composed of, J. G. Olsen, E. D. Mckenney, and myself, to confer with Attorneys, O. B. Ferrand or Willis I. Morrison, for the purpose of immediately preparing contracts, etc., to be used for the formation of the Potato Growers Exchange. The plan and contract for growers to sign was prepared by Willis I. Morrison and is attached hereto marked - Exhibit "A". A copy of this contract was presented to the potato growers at a mass meeting held at the High School Auditorium at Van Nuys, on Saturday July 2. It was adopted by the growers at this mass meeting, and some over 20 growers signed up.

Following that date, mass meetings have been held in the following places -

Owensmouth, evening of July 6
S an Fernando, evening of July 5
El monte, evening of July 7
S an Fernando Potato Growers Association, July 9
Arcadia, afternoon of July 16

COPY

#2

Two solicitors were employed at $140 per month, and 8 cents per mile for their automobiles. Employment to be based on ability to secure signatures, and started to work in San Fernando Valley.

Mr. Fred Outland started on Friday July 8, and his employment was terminated on July 12,; Mr. J. W. Lewis was employed on July 5,6,11, 12, 13, and his employment was terminated, Thursday July 14.

In addition to these two men, Mr. McClary, Secretary of the Van Nuys Chamber of Commerce, has spent several days soliciting for the Exchange; no arrangements for salary were made with him.

Miss Flo Westerlund was employed as stenographer at $25.00 per week, beginning July 12.

Judge Willis I. Morrison who prepared the contracts and other papers of the Exchange, stated that his fees for preparation of papers in formation of the Exchange, in preparing by-laws, and articles of incorporation, and for incorporating the California Potato Growers Exchange, would be $250.00

Up to this time, approximately 4,000acres have been signed and we are shipping now about 7 or 8 cars per day. To the best of my knowledge and information such shipment will continue for possibly ten days, and these shipments will complete the spring harvest of the potato crop. The Exchange will probably handle in the neighborhodd of 100 cars.

On S aturday, July 9, the California Potato Growers Exchange, thru meetings of its trustees and representatives for various districts, made tentative shipping arrangements with Weyl-Zuckerman Company and the American Fruit Growers, Inc. Following that meeting a sales agreement with these shippers has been prepared by our attorney, and is attached hereto, marked - Exhibit "B". Weyl Zuckerman have signed this agreement. At this date the American Fruit Growers, Inc., have refused to sign such an agreement, their refusal to sign is based mainly upon a side agreement which we

are asking shippers to sign and which binds them to paying our growers not less than price paid to the association shipping thru the California Vegetable Union.

Weyl Zuckerman have undertaken this job with a great deal of enthusiasm and seriousness. They have directed their entire field organization of ten men to work with us and take directions from our office and do everything in their power to make the best and most satisfactory transactions. They are encouraging growers in every district to join the Exchange.

On Tuesday, July 12, we forwarded a letter to every member of the Exchange, which is attached hereto and marked - Exhibit "C". This notified everybody that we were ready to do business and expected immediate delivery of all potatoes under contract.

On July 12, 13, and 14, at the time we began operations as the Exchange, the potato market had declined to prices ranging from 60 cents to 70 cents per hundred, and very little buying was done at these prices by the shippers, who freely predicted that we could not dispose of the balance of crop. To the best of our knowledge, over 200 cars were rolling to Texas points, unsold. Our first efforts were to hold back shipments and to permit these rollers to clean up. As soon as this was accomplished we started at once to advance the market and at date our market is strong $1.10. I believe that if the growers will all stand by the organization, we can advance this market to $1.25 within a day or so.

In its short course of existence the Exchange has certainly demonstrated to everyone its immense possibilities in marketing the potato crop of Southern California. It is necessary now, that every member will give us all the support possible and that we receive every possible carload of potatoes in Southern California to market.

In presenting this report to the Board of Trustees, I am also compelled to explain my own position and to make certain recommendations to you as I am able to interpret this proposition.

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In presenting this report to the Board of Trustees, I am also compelled to explain my own position and to make certain recommendations to you as I am able to interpret this proposition.

C O P Y

#4

I came into this organization as Chairman of the Marketing Committee of the Los Angeles County Farm Bureau., in an effort to save the potato producer from bankruptcy. I have been compelled to transact its business up to this time, because it was forced upon me. It will be necessary for the Board today, to select officers with definite standings to transact all future business.

In making my recommendations to you as a Board, who will now be entrusted with the destiny of this organization, I will say that you have only started. In order to succeed you must secure the cooperation of every potato district in Southern California. A campaign of organizatbn must be put over in every district, and every potato grower induced to join. The potato industry from S an Gabriel Valley, South and East of Los Angeles, S an Bernardino county and Riverside county, must be represented on your Board to assist with the work of this Exchange. A small weak-hearted organization can never succeed; it must be made strong enough, with a control big enough to dictate the policies in marketing the potato crop. Unless you are willing to go ahead on this basis I would strongly advise abandoning any small organization.

I am attaching hereto - Exhibit "D", containing the Financial Statement. This is as nearly to date and as correct as it is possible to make ut under the circumstances. You will notice that in the Accounts Payable, where we were not actually in possession of bills, we noted the various items.

Also you will find attached - Exhibit "E", giving a list of the members and approximate acreage as it was signed to the crop agreement.

To the best of my knowledge this report covers all the details.

I am honored to submit the same to the Board of Trustees of the California Potato Growers Exchange, and to wish you all possible success.

Yours very truly

MG:W

_____

I came into this organization as Chairman of the Marketing Committee of the Los Angeles County Farm Bureau., in an effort to save the potato producer from bankruptcy. I have been compelled to transact its business up to this time, because it was forced upon me. It will be necessary for the Board today, to select officers with definite standings to transact all future business.

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Also you will find attached - Exhibit "E", giving a list of the members and approximate acreage as it was signed to the crop agreement.

To the best of my knowledge this report covers all the details.

I am honored to submit the same to the Board of Trustees of the California Potato Growers Exchange, and to wish you all possible success.

Yours very truly

MO:V

C O P Y

#5

P.S.

Exhibit "A ", Potato Marketing Agreement is not included, as you are familiar with and have read the same. If you desire to see this, the copy will be forwarded to you upon request.

Exhibit "B", Agreement for Marketing and Distribution of potatoes which has been executed by the shippers will be placed on file for inspection of any of the Trustees, at our office.

Exhibit "E", List of Membership and acreage that have joined the Exchange is also on file at our office, but we do not believe it advisable to send this out as it might accidentally get into the hands of someone injurious to the organization.

Yours very truly

MG:W

_____

P.S.

Exhibit "A", Potato Marketing Agreement is not included, as you are familiar with and have read the same. If you desire to see this, the copy will be forwarded to you upon request.

Exhibit "B", Agreement for Marketing and Distribution of potatoes which has been executed by the shippers will be placed on file for inspection of any of the Trustees, at our office.

Exhibit "E", List of Membership and acreage that have joined the Exchange is also on file at our office, but we do not believe it advisable to send this out as it might accidentally get into the hands of someone injurious to the organization.

Yours very truly

MG:W

V AN NUYS, CALIF.

July 21, 1921

MINUTES

A special meeting of the BOARD OF TRUSTEES of the CALIFORNIA POTATO GROWERS EXCHANGE called to order at 8:00 P.M., by temporary Chairman - Mark Grimes.

Mr. J. L. Olsen was appointed temporary Secretary by Chairman.

The roll-call showed the following Trustees present -

F. Franklin
Jack Wells
C. L. Waring
W. J. Petit
J. L. Olsen
W. P. Whitsett
H. L. Boyer
L. E. Bliss
C. F. Walker
Marshall See
E. D. Stahl
A. M. Reed

By invitation the following growers were also present -

Frank Ghiglia
G. W. Dickey

The Chairman announced a quorum present and declared meeting open for transaction of any business which was properly presented. The first thing in order was the selection of the permanent Chairman. Nominations were declared in order for the election of permanent Chairman. Mr. W. P. Whitsett nominated Mark Grimes. Nomination was seconded by Mr. J. L. Olsen. There being no further nominations, on motion made by Mr. J. L. Waring seconded by Mr. J. L. Olsen, nominations were closed. Mr. Grimes being the man selected permanent Chairman.

V AN NUYS, CALIF.

July 21, 1921

M I N U T E S

A special meeting of the BOARD OF TRUSTEES of the CALIFORNIA

POTATO GROWERS EXCHANGE called to order at 8:00 P.M., by temporary Chairman - Mark Grimes.

Mr. J. L. Olson was appointed temporary Secretary by Chairman.

The roll-call showed the following Trustees present -

F. Franklin
Jack Wells
C. L. Waring
W. J. Pettit
J. L. Olson
. T. Whitsett
H. J. Boyer
L. W. Miles
O. E. Walker
Marshall See
S. D. Stahl
. E. Rose

By invitation the following growers were also present -

Frank Ontiglia
G. W. Dickey

The Chairman announced a quorum present and declared meeting open for transaction of any business which was properly presented. The first thing in order was the selection of the permanent Chairman. Nominations were declared in order for the election of permanent Chairman. Mr. W. T. Whitsett nominated Mark Grimes. Nomination was seconded by Mr. J. L. Olson. There being no further nominations, on motion made by Mr. J. L. Waring seconded by Mr. J. L. Olson, nominations were closed. Mr. Grimes being the man selected permanent Chairman.

MINUTES

July 21, 1921

Next in order was the election of a permanent Secretary. Mr. Lewis E. Bliss nominated Mr. J. L. Olsen. Nomination seconded by Mr. Jack T. Wells. No further nominations on motion made by Mr. W. J. Petit, seconded by Mr. F. Franklin, nominations for Secretary closed. Mr. J. L. Olsen unanimously elected permanent secretary.

Next in order was election of permanent Executive Committee. Mr. J. L. Waring moved that Chairman be authorized to immediately appoint a nominating committee of three to select Executive Committe. Motion seconded by Mr. C. F. Walker and carried. The Chairman immediately appointed the Nominating Committee, consisting of -

Lewis E. Bliss
W. J. Petit
J. L. Waring

A recess of five minutes was declared while the Nomination Committee prepared their report.

Meeting was again called to order and Chairman read report prepared by Nominating Committee. The following names were proposed for the Executive Committee of five.

J. C. Craig
F. Franklin
W. J. Petit
W. P. Whitsett
Lewis E. Bliss

There next followed a discussion on dealings of Executive Committee on motion J. L. Waring, that all authority conferred upon the Board of Trustees be delegated to the Executive Committee and that we meet not less than once a week to discuss business of the Exchange. Motion seconded by Mr. C. R. Sneed and unanimously carried.

July 21, 1921

M I N U T E S

Next in order was the election of a permanent secretary. Mr. Lewis H. Miles nominated Mr. J. L. Olsen. Nomination seconded by Mr. Jack T. Wells. No further nominations on motion made by Mr. W. J. Petit, seconded by Mr. V. Franklin, nominations for secretary closed. Mr. J. L. Olsen unanimously elected permanent secretary.

Next in order was election of permanent Executive Committee. Mr. J. L. Waring moved that Chairman be authorized to immediately appoint a nominating committee of three to select Executive Committee. Motion seconded by Mr. O. V. Walker and carried. The Chairman immediately appointed the Nominating Committee, consisting of -

Lewis H. Miles
W. J. Petit
J. L. Waring

A recess of five minutes was declared while the Nomination Committee prepared their report.

Meeting was again called to order and Chairman read report prepared by Nominating Committee. The following names were proposed for the Executive Committee of five.

J. C. Craig
F. Franklin
W. J. Petit
V. P. Whitsett
Lewis H. Miles

There next followed a discussion on dealings of Executive Committee on motion J. L. Waring, that all authority conferred upon the Board of Trustees be delegated to the Executive Committee and that we meet not less than once a week to discuss business of the Exchange. Motion seconded by Mr. C. H. Smead and unanimously carried.

#3

July 21, 1921

Following this the marketing agreement prepared by Judge Morrison between Exchange and Weyl Zuckerman & Co., was read and upon motion by Mr. C. R. Sneed, seconded by Mr. F. Franklin the contract was unanimously approved.

The next business to come before the Exchange was the question of daily prices to be named by the Exchange. Mr. L. R. Clark Manager of Weyl Zuckerman & Co., being present, was asked to come before the Board of Trustees and give any information in his possession regarding prices on the marketing of potatoes. After a lengthy discussion upon motion by Mr. Lewis E. Bliss, seconded by Mr. E. D. S tahl, the p roblem of establishing prices was unanimously left to the Executive Committee. After a general discussion in regards to future plans of the organization the meeting adjourned at 11:20 P.M.

Secretary

Minutes approved _____ _____ 1921

By_____
Secretary

Following this the marketing agreement prepared by Judge Morrison between Exchange and Weyl Zuckerman & Co., was read and upon motion by Mr. O. H. Smead, seconded by Mr. F. Franklin the contract was unanimously approved.

The next business to come before the Exchange was the question of daily prices to be issued by the Exchange. Mr. L. H. Clark manager of Weyl Zuckerman & Co., being present, was asked to come before the board of Trustees and give any information in his possession regarding prices on the marketing of potatoes. After a lengthy discussion upon motion by Mr. Lewis H. Hines, seconded by Mr. H. S Tahl, the problem of establishing prices was unanimously left to the Executive Committee. After a general discussion in regards to future plans of the organization the meeting adjourned at 11:20 P.M.

Secretary

Minutes approved _____ _____ 1921

By_____
Secretary

VAN NUYS, CALIF.

July 23, 1921

MINUTES

A special meeting of the Executive Committee of the California Potato Growers Exchange was called to beheld at its office at Van Nuys, at 8:30 A.M. by Mark Grimes.

In the absence of Secretary, J. L. Olsen, Miss Westerlund was appointed temporary Secretary.

The roll-call showed the following members present -

J. C. Craig
W. P. Whitsett
F. Franklin
W. J. Petit

The Chairman announced a quorum present and declared meeting open for transaction of any business which was properly presented.

On motion of Mr. W. P. Whitsett, seconded by W. J. Petit, Chairman was authorized to prepare immediately, rules and regulations governing sale of potatoes for seed purposes and the sale of potatoes for local district consumption.

The Chairman was further authorized that while such rules and regulations were being drafted, to grant release to growers to sell to local and district consumption, and to retain all or any part of their potatoes for seed purposes. Any such sales to be at a price not less than the price established by the Exchange for that date.

The Chairman next presented the proposal of Weyl Zuckerman & Co. regarding storage of potatoes -

TO WIT : Weyl Zuckerman & Co, will advance 75¢ per hundred at the field to the grower they will assume and pay cartage, storage, insurance and other charges in connection therewith.

VAN NUYS, CALIF.

July 23, 1921

M I N U T E S

A special meeting of the Executive Committee of the California Potato Growers Exchange was called to behalf at its office at Van Nuys, at 8:30 A.M. by NORA Grimes.

In the absence of Secretary, J. R. Olsen; Miss Westerlund was appointed temporary Secretary.

The roll-call showed the following members present -

J. E. Craig
W. P. Whitsett
F. Franklin
W. J. Petit

The Chairman announced a quorum present and declared meeting open for transaction of any business which was properly presented.

On motion of Mr. W. P. Whitsett, seconded by W. J. Petit, Chairman was authorized to prepare immediately, rules and regulations governing sale of potatoes for seed purposes and the sale of potatoes for local district consumption.

The Chairman was further authorized that while such rules and regulations were being drafted, to grant release to growers to sell to local and district consumption, and to retain all or any part of their potatoes for seed purposes. Any such sales to be at a price not less than the price established by the Exchange for that date.

The Chairman next presented the proposal of Weyl Zuckerman & Co. regarding storage of potatoes -

TO WIT : Weyl Zuckerman & Co. will advance 75¢ per hundred at the field to the grower they will assume and pay cartage, storage, insurance and other charges in connection therewith.

Shipping charges will be approximately 32¢ per hundred for 60 days storage. Weyl Zuckerman & Co. will use their best efforts to sell these potatoes at prices in excess of advance in storage charges, and will split the amount received above such charges, 50 - 50 with the grower.

After some discussion on this proposition, the following resolution proposed by Mr. J. C. Craig and seconded by F. Franklin was unanimously carried.

WE hereby resolve that in view of the present marketing conditions that it will be to our best interests to store in warehouses of the city of Los Angeles, as large a portion of potatoes now undug as possible, and that the proposition as outlined by Weyl Zuckerman & Co., should be accepted by the growers wherever their potatoes are of a quality suitable for storing. The grower in so doing will relieve the market for shipping stock and to the best of our belief will be benifitted financially, and be it further resolved that we instruct our Chairman to present this matter as far as possible to all growers that are now digging potatoes.

The ~~following~~ attached expenses for supplies, salary and organization work were presented and upon motion by J. C. Craig, seconded by W. J. Petit, the Secretary was ordered to pay same as soon as funds were available.

On motion by W. P. Whitsett, seconded F. Franklin, the Chairman was authorized to secure from Judge Morrison, a copy of by-laws and articles of incorporation for basis of drafting by-laws for the Exchange.

MINUTES July 23, 1921

shipping charges will be approximately 32¢ per hundred for 60 days storage. Weyl Zuckerman & Co. will use their best efforts to sell these potatoes at prices in excess of advance in storage charges, and will split the amount received above such charges, 50 - 50 with the grower.

After some discussion on this proposition, the following resolution proposed by Mr. J. C. Craig and seconded by F. Franklin was unanimously carried.

WE hereby resolve that in view of the present marketing conditions that it will be to our best interests to store in warehouses of the city of Los Angeles, as large a portion of potatoes now undue as possible, and that the proposition as outlined by Weyl Zuckerman & Co., should be accepted by the growers wherever their potatoes are of a quality suitable for storing.

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The following expenses for supplies, salary and organization work were presented and upon motion by J. C. Craig, seconded by W. J. Pettit, the Secretary was ordered to pay same as soon as funds were available.

On motion by W. P. Whitsett, seconded F. Franklin, the Chairman was authorized to secure from Judge Morrison, a copy of by-laws and articles of incorporation for basis of drafting by-laws for the Exchange.

#3

MINUTES July 23, 1921

On motion by F. Franklin, seconded by W. P. Whitsett, the Chairman was instructed to immediately mail out bills for membership fees.

After some discussion regarding the establishing of prices for this day, the following resolution was offered by Mr. W. P. Whitsett, and seconded by Mr. F. Franklin, and unanimously carried.

RESOLVED that we instruct our agents, Weyl Zuckerman & Co., to use their best judgement to get best prices obtainable for all potatoes being delivered to them by our members. On motion by Mr. F. Franklin seconded Mr. J. C. Craig, the Chairman was authorized to open an account for the Exchange, at the First National Bank of Van Nuys, and to arrange for the depositing of funds and the checking against this account by the Chairman and Secretary of the Exchange.

Having no further business to transact, the meeting adjourned at 9:30 A.M.

Acting
Secretary

Minutes approved _____ _____ 1921

Approved.

By_____ _____
Secretary

_____

MINUTES July 23, 1921

On motion by F. Franklin, seconded by W. P. Whitsett, the Chairman was instructed to immediately mail out bills for membership fees.

After some discussion regarding the establishing of prices for this day, the following resolution was offered by Mr. W. P. Whitsett, and seconded by Mr. F. Franklin, and unanimously carried.

RESOLVED that we instruct our agents, Moyl Zuckerman & Co., to use their best judgement to get best obtainable for all potatoes being delivered to them by our members. On motion by Mr. F. Franklin seconded Mr. J. G. Craig, the Chairman was authorized to open an account for the Exchange, at the First National Bank of Van Nuys, and to arrange for the depositing of funds and the checking against this account by the Chairman and Secretary of the Exchange.

Having no further business to transact, the meeting adjourned at 9:30 A.M.

Acting
Secretary

Minutes approved _____ _____ 1921

Approved.

_____ By _____ _____
Secretary

All Ready Now

For A Wonderful Income Year

Every forward preliminary step has now been taken whereby Van Nuys' bountiful harvest may be gathered 100%. What is more, proven plans for meeting and handling the various farm problems of this Valley have been laid before the growers and the full public service facilities of this single-interest bank made available to all.

Believing that there may be some who have missed the article for fruit growers and the one for potato ranchers, we suggest that copies of the _____ News be obtained for the fruit item and of the _____ News for the one covering potatoes.

This bank is very naturally interested in the success of all of our producers. It cannot grow unless the people of this section prosper. Therefore, whether or not we are selfishly trying to develop every measure of success for our friends -- as well as those we hope will soon become our friends -- we are obliged to have the success your success first.

There is nothing that is sound and worthy which this bank will not attempt for the people of this section, and when our new banking room is opened the general public will see how their comfort, safety and convenience have been provided for.

Bank of Van Nuys

Van Nuys, California.

July 1st is an interest period -- the time when new savings accounts can be started and old ones transferred to new points of advantage. We will allow interest at 4% compounded twice yearly on all savings accounts opened here between July 1st and 10th.

A Word to Potato Ranchers

Recognizing the fact that with 9000 acres of potatoes planted that the potato industry was another important industry and the handling of the crop vital, our president visited the famous Root Brothers ranch at Elsinore last summer to investigate the plan in vogue there of keeping the spring crop of potatoes under the shade of large walnut trees, covered with alfalfa, for several weeks after digging. He found that the successful Root Brothers had been following this method for years. The method is to wet down the ground, mulch it up soft and smooth and empty the potatoes loosely thereon to a depth of three to four feet. They are then covered with new alfalfa to keep out the light and tuber moth. In this way they have been and are able to hold their spring crop for five or six weeks if necessary to get their price, which is usually about $2.00. They experience little or no loss from storing in this method. To get the best results the potatoes must be in a fairly ripened state and must not be bruised or allowed to stand in the sun unnecessarily after digging.

Our president was so favorably impressed with the Root plan that, not having natural shade. he erected a large open shed on his Raymer ranch where he expects to handle his spring crop as outlined above if the market price at digging is not satisfactory. He will also try out a field grader which is drawn by a horse, the potatoes picked and emptied onto it and graded while moving through the field.

Our president will be glad at any time to meet potato growers and go into further details on the Root plan or in any way help them to solve their problems.

This bank aims to make its service such that it will be a super-helpful institution in the development of the valley's varied industries—its service being available at all times to anyone interested.

FRUIT RANCHERS

114

Heavy Crops with Conditions Good

In Tuesday's News we called attention to the fact that our large local fruit crop this year gave an opportunity to every grower to make money. The one condition, that he save the crop by canning and drying. Attention was also directed to a digest of the economist's report wherein it was conclusively shown that the situation for canned and dried fruits was especially encouraging and that merchants, while maintaining their stocks for the season's demands, were negotiating well into the 1923 season. We also recalled the sending of a representative to study the berry industry with the result that from the information obtained and laid before the growers many costly mistakes are avoidable and much time and effort as well as money saved.

More than fifty families have already written in answer to the following advertisement inserted in Los Angeles papers and

Many Replies Here Now

their letters are here for your inspection and selection. Come in at any time and look them over.

Wanted Families

Families with children not under 12 years, to help ha the Van Nuys district apricot and peach crop.

Ranchers will furnish tents, cots, cooking devices and good water; you furnish bedding, food, and cooking utensils.

If you wish to enjoy a profitable camping trip this summer, write the Bank of Van Nuys regarding the number in your family and it will endeavor to put you in touch with a rancher who will call upon you and state particulars regarding wage rate, etc.

Harvest will start early in July.

BANK OF VAN NUYS

PUBLIC SERVICE DEPARTMENT,

W. P. WHITSETT, Pres. W. E. BIERCAMP, V. P. H. C. SORGENFREY,

le and out to withstand the wear tear of every day use—and yet it ins the same lightness and beauty ine which everyone is accustomed ook for in Dodge Brothers closed . It lacks only what I might n the depreciation liabilities of more expensive coupe. It is upstered in genuine leather, has a , comfortable straight seat, is pped with cord tires, heater, dome t, windshield cleaner and adjusts for raising and lowering wins. The doors are unusually wide are fitted with new easy closing locks. There is more than the amount of leg room and con- and spacious luggage coments are provided. Doctors, state men and salesmen of all s will find it just the car they We already have good indica- of a tremendous demand.

he change of design in the other e Brothers cars indicates that Dodge Brothers have always ad closely to the practical they so progressive and abreast of me. It is Dodge Brothers pol- make improvements year after and month after month and this nply another step forward."

c-46-1t

O RECITAL BY PUPILS OF MRS. C. L. HILLIS

. C. L. Hillis presented her pupils in recital at her home, Valerio street, on Saturday oon, June 17.

ram covered a wide range rom the first little melo- iny artistic and technical of beautiful numbers by more advanced pupils. A few ngs were also interspersed with music.

inty refreshments were served after the program the company red upon the lawn and were graphed by Mr. Hillis before re- ng home, after a most enjoyable noon.

Hillis was assisted in receiv- erving by her daughter, of El Segundo.

Y OPENED 4 SHERMAN WAY

pening of the Buick at 214 Sherman Way, Watson Co., Hal Rear- nown automobile sales- en placed in charge as will be here at all times the Buick and ready to strations.

us bring it back up to the 200 mark.

Morning sermon, 11 a. m., "Ephesians, Fourth Chapter." We will make the morning sermons brief during the hot weather; about 20 minutes.

Christian Endeavor—7 p. m.

Evening sermon, 8 p. m., "The Overcoming Power of the Gospel." This will be a special service for the young people, being the last Sunday in the month. All young people are invited.

Vesper service Sunday afternoon, 5 o'clock, at the high school auditorium. Let us honor the graduates by all attending this service. The subject for the address will be, "Christ's Call to True Manhood and Womanhood."

Clayton C. Root, Minister

SAN PEDRO BALL TEAM PLAYS HERE NEXT SUNDAY

The strong San Pedro ball team will engage the local team in a game to be played next Sunday in Kellogg Park at Kester avenue and Calvert street. In a recent game San Pedro downed Lankershim and the local boys are looking for a hard fight.

Every game played here is attracting greater interest and a record crowd is looked for at the new park next Sunday.

The Van Nuys team is improving in its team work and general play and from now on may be expected to give a good account in future league games.

By No Means a Dude.

The speaker was energetically orating in behalf of a candidate for congress. "What we want," spoke up a man in the audience, "is a man from the rank and file as our representative; a man from the common people, not one of these dudes that don't know anything but how to wear a long-tailed coat." "And that is just exactly what my candidate is," the speaker came back; "one of the common people. And by no stretch of the imagination could you call him a 'dude.' Why his idea of dressing up is to button his vest."

This Rapid Age.

Man's business requires haste. The average business and professional man eats in a hurry and gets dyspepsia. He walks in a hurry and gets apoplexy. He talks in a hurry and gets the lie. He does business in a hurry and becomes a bankrupt. He marries in a hurry and forgets it in a hurry. He makes his will in a hurry and leaves a legal contest. He dies in a hurry and goes to the devil—and his tribe increases.—Exchange.

Gas, Oils, Accessories

Cigars, Tobacco and Soft Drinks

Have all your weighing done at Beales', where you will get a receipt from a public weighmaster.

Capacity 40,000 Pounds

Picking Ladders

Use the Franklin four strut. It gets the picker up close to the tree and adjusts itself to uneven ground.

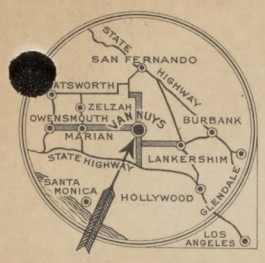
Seven-foot	$2.80 each
Eight-foot	3.20 each
Ten-foot	4.00 each

See us for other styles of ladders pails, bags, tubs, knives, cooking supplies, etc.

Andrew's Hardware

PRICE—QUALITY—SERVICE

Phone 30 — 267 Sherman Way



BANK OF VAN NUYS

COMMERCIAL SAVINGS

CAPITAL AND SURPLUS
$121,500.00

VAN NUYS, CAL.

W. P. WHITSETT, PRESIDENT
H. C. HATTERSCHEID, VICE PRESIDENT
F. N. HIGH, CASHIER

Only one essential could be added - the potential values of one of the best types of soil it has been my pleasure to study, decomposed granite of great depth, carrying large amounts of mineral plant food, potash, phosphate, sulphur, iron, magnesia, the most enduring of all our soil capacity to store moisture, heat for supplying medium for greatest results in crop products. Splendid drainage exists, which is most important in irrigation crop growing. That, with the application of now-known plant laws and healthful maintenance of soil, insures for thousands of years an annual harvest as compared to the crops of precious metals or coal. When one crop of the latter is harvested, no future crops or wealth remains for future population. Van Nuys is a veritable empire for eternity.

March 31st, 1923.

POULTRYMENS ADVISERS BUREAU,
Van Nuys, California.

Dear Sirs:

Replying to your request concerning data in relation to the poultry industry, which has been established here at Van Nuys, I wish to state that there are several hundred now engaged in this industry in our Valley.

It is estimated that there are over 1,500,000 laying hens on these ranches which produced in excess of $2,000,000.00 during the past year and we herewith quote you reports from two among the most successful ones doing business through our Bank.

The gross returns from one five acre ranch, in 1921, on 4000 hens amounted to $18,038.72, while the expense totaled $10,513.51, leaving a net balance of $7,525.21, or an average of $1.88 per hen. The following year, 1922, on this same ranch, the gross returns on 3500 hens totaled $11,857.88, while the expense was $7,534.76, leaving a net profit of $4,323.12, or an average of $1.24 per hen.

Another rancher on a five acre ranch, in 1921, with 2800 hens, shows gross receipts of $9,641.00 and expenditures of $3,790.89, leaving a net balance of $5,851.11 or an average of $2.09 per hen. Figures are not available for this ranch for the year 1922. The high average in this instance is due to a saving in the overhead charges as the husband and wife did all the work.

The writer, having started this industry some ten years ago, has given it a very careful study and feels that a person with sufficient means, possessing the elements of success, who is willing to diligently work along the lines that have been proven out here, may engage in this industry, feeling very confident of success as the eggs from this section are being cooperatedly marketed and bring the highest prices, even as far East as New York City.

Very truly yours,

WDW:AS

If San Fernando Valley is worth anything, it's worth developing

Greater San Fernando Valley Association

AN ORGANIZATION TO COOPERATE WITH THE OFFICERS OF THE CITY AND COUNTY GOVERNMENTS. AND OTHER PUBLIC GROUPS, TO THE END THAT THE MAJOR DEVELOPMENT PROJECTS NOW UNDER WAY OR TO BE INAUGURATED IN THE SAN FERNANDO VALLEY, MAY BE SPEEDILY CONSUMMATED

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AT LARGE
Fred Sharold
L. H. Boydston

July 10, 1925.

Com. W.P. Whitsett,
Bank of Van Nuys,
Van Nuys, Calif.

Dear Mr. Whitsett:

Your practical idea of the development of San Fernando Valley apparently is becoming universally popular and this letter is for information to give more publicity to the idea.

During the past few weeks I have received requests from national farm publications requesting data on successful operators of small tracts in San Fernando Valley. They prefer information on men with farms ranging from two to five acres. In connection with this I would like to get pictures to attach to the story.

Knowing that you are well versed on the agricultural situation I will consider it a great favor and I am sure it will be of great assistance, if you will provide me with the names and address of a number of valley folk I can interview to attain this publicity.

We hope to gather enough material through the summer to get a great deal of national publicity among the eastern farmers who might be classed as California prospects.

Thanking you for your thought in this matter, I am

Cordially yours,

Andrew M. Bishop

Director of Publicity.

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Publicity, Rapid Transit, Flood Control, Highways, Parks and Playgrounds, Sewers

Los Angeles Chamber of Commerce
Agricultural Department - PRospect 3431

MONDAY RELEASES

LOS ANGELES, OCTOBER 17 - Los Angeles county continues to hold, by a wide margin, top rank among all counties in the United States in the value of agricultural production, the Los Angeles Chamber of Commerce announced today.

Howard A. Miller, manager of the chamber's agricultural department, reported that the federal government's 16th Agricultural Census, just released, officially placed Los Angeles county's farm production in 1940 at $46,920,780. This figure was 63 per cent higher than the $28,796,697 total for Tulare county, California, which was the second greatest agricultural producing county in the country.

California also took third and fourth places in the nation's top ranking farm counties, these honors going to Fresno and San Joaquin counties, respectively.

In the rating of at least half the farm items listed in the census, Los Angeles county was high among the 100 leading counties of the United States, the chamber of commerce analysis shows.

The census lists 13 livestock products, and in these 13 products Los Angeles county holds two first places, four second places and one third place among all counties in the United States.

Los Angeles county milk production in 1940 was 82,906,224 gallons, 30,319,685 gallons, or 57 per cent more than the output of the nation's second greatest milk producing county.

The total value of dairy products sold was $19,168,596 for Los Angeles county, or three times the value of dairy products sold by any other county in the United States, and equal to 1.6 per cent of all the dairy products sold in the United States.

-MORE-

Los Angeles county ranked second among all counties in the country in the number of cows milked, number of chickens on farms, number of chicken eggs produced, and number of turkeys raised on farms. This county was seventh in value of domestic animals on farms and 16th in number of cattle and calves on farms.

Los Angeles county ranked first in the nation in value of fruits and nuts harvested on farms, with total production recorded at $14,363,418. In the total number of producing trees, Los Angeles county often ranked much lower among the nation's counties than in the ranking attained for production realized, indicating outstanding productivity.

In total number of orange trees on farms, Los Angeles county ranked second with 3,838,073 trees. Orange county, California, was first with 4,860,620 trees, more than one-eighth of all the orange trees in the United States.

In number of acres of strawberries harvested on farms, Los Angeles county ranked 29th with 1,120 acres, but in total production from this acreage, the county ranked seventh with 3,998,818 quarts.

In total number of grapefruit trees on farms, Los Angeles county was 18th, and was fourth in total acreage devoted to crops grown under glass.

In number of bearing grapevines, Los Angeles county ranked 34th with 1,059,309 vines, but in production from these vines ranked 26th, with 8,612,000 pounds.

In number of bearing plum and prune trees, Los Angeles county ranked 64th, with 16,140 trees, but 58th in production from these trees, with 16,279 bushels.

In total number of producing pear trees, Los Angeles county ranked 24th with 72,977 trees, and was 31st in production from these trees, with 87,480 bushels.

-MORE-

Los Angeles county ranked second among all counties in the country in the number of cows milked, number of chickens on farms, number of chicken eggs produced, and number of turkeys raised on farms. This county was seventh in value of domestic animals on farms and 16th in number of cattle and calves on farms.

Los Angeles county ranked first in the nation in value of fruits and nuts harvested on farms, with total production reported of $14,365,416. In the total number of producing trees, Los Angeles county often ranked much lower among the nation's counties than in the ranking attained for production realized, indicating outstanding productivity.

In total number of orange trees on farms, Los Angeles county ranked second with 3,880,075 trees. Orange county, California, was first with 4,680,080 trees, more than one-eighth of all the orange trees in the United States.

In number of acres of strawberries harvested on farms, Los Angeles county ranked 29th with 1,120 acres, but in total production from this acreage, the county ranked seventh with 6,992,816 quarts.

In total number of grapefruit trees on farms, Los Angeles county was 15th, and was fourth in total acreage devoted to grape fruit under glass.

In number of bearing grapevines, Los Angeles county ranked 26th with 1,066,305 vines, but in production from these vines ranked 20th, with 8,812,000 pounds.

In number of bearing plum and prune trees, Los Angeles county ranked 26th, with 16,140 trees, but 35th in production from these trees, with 16,270 bushels.

In total number of producing pear trees, Los Angeles county ranked 24th with 72,977 trees, and was 21st in production from these trees, with 97,180 bushels.

In total number of acres devoted to vegetable crops, Los Angeles county ranked seventh, with 30,064 acres, and in total value realized from this harvested acreage, ranked fifth, with $3,583,971. The record for the individual vegetable crops is as follows:

Total harvested acreage of cabbage - 13th with 2,281 acres; green beans - 15th with 1,838 acres; dry onions - 22nd with 1,044 acres; cantaloup - 19th with 1,264 acres; sweet corn - 27th with 2,702 acres; and tomatoes - 31st with 3,758 acres.

In field crops, Los Angeles county made the poorest showing, placing in only three of the 16 listed items. The county placed 21st in total alfalfa acreage harvested, with 41,432 acres, but in total production from this acreage, ranked fourth with 225,291 tons. The county placed 65th in sugar beet acreage harvested, with 4,213 acres, while ranking 53rd in production from this acreage. In total hay acreage harvested, the county was 98th, with 73,981 acres.

Other facts presented in this census report show Los Angeles county ranking first in expenditures for farm implements and machinery, with $1,776,664. This county also ranked first in expenditures for feeds, with $12,512,680, or 1.7 per cent of the U. S. total; and first in expenditures for hired farm labor, with $10,754,929, or 1.38 per cent of the U. S. total.

-0-

In total number of acres devoted to vegetable crops, Los Angeles county ranked seventh, with 50,028 acres, and in total value realized from this harvested acreage, ranked fifth, with $3,883,971. The record for the individual vegetable crops is as follows:

Total harvested acreage of cabbage - 15th with 2,281 acres; green beans - 18th with 1,838 acres; dry onions - 22nd with 1,044 acres; cantaloup - 19th with 1,264 acres; sweet corn - 27th with 2,702 acres; and tomatoes - 31st with 3,708 acres.

In field crops, Los Angeles county made the poorest showing, placing in only three of the 16 listed items. The county placed 21st in total alfalfa acreage harvested, with 41,492 acres, but in total production from this acreage, ranked fourth with 228,291 tons. The county placed 68th in sugar beet acreage harvested, with 4,218 acres, while ranking 82nd in production from this acreage. In total hay acreage harvested, the county was 98th, with 73,981 acres.

Other facts presented in this census report show Los Angeles county ranking first in expenditures for farm implements and machinery, with $1,776,884. This county also ranked first in expenditures for feeds, with $12,312,680, or 1.7 per cent of the U. S. total; and first in expenditures for hired farm labor, with $10,724,929, or 1.88 per cent of the U. S. total.

-0-

Poultry

HATCHERY CAPACITY 225,000 EGGS

HOLLY HATCHERY

B. R. HOLLOWAY

WE HATCH ONLY WHITE LEGHORN CHICKS

VAN NUYS, CALIFORNIA

The year of 1925 has been one of the most prosperous for the Poultry Industry of the San Fernando Valley. The growth of the Industry during the past year has been phenomenal. Statistics compiled by B. R. Holloway, Pioneer Hatchery-man of the Valley and Proprietor of the Holly Hatchery, Van Nuys, shows that there were 911 poultry houses erected during 1925 in the City of Los Angeles area of the San Fernando Valley with a total value of $355,539.00. This amount represents practically only material used, as in many cases poultrymen erected their own houses.

As a comparison of the year of 1924 with that of 1925, we find that in 1924 there were 521 houses erected with a cost of $243,988. These figures show an increase of 390 houses with a value of $111,551, in 1925 over the year of 1924.- It should be remembered that where the cost of a poultry house is less than $75.00, no permit is required and so not record can be secured of the large increase of small poultry houses.

Our estimate of a year ago of the "Hen Population" of the Valley was approximately 1,000,000 hens with a gross return of about $5,000,000 a year. This was based upon an estimate of 1100 poultrymen being in the business with a total investment of $6,600,000. The number of poultry houses built in 1925 would provide housing for an additional 350,000 hens and should show an increase of 35% in hen population with an added income from poultry products of $1,750,000, or a total gross production now of $6,750,000 a year. This shows an increase of 400 poultrymen to the Industry with an added investment of $2,640,000, or a total estimated investment of $9,240,000. A total of 1,350,000 hens should produce an average of 12 dozen eggs per hen, or a total estimated production of eggs, 194,400,000. These eggs, put end to end would make a single line of eggs, 6,183 miles long, or equal to a round trip to New York and a few miles to spare.

The reason for the large increase in poultry and egg production can be ascribed in a large way to the pioneer work done by the Van Nuys Poultry Colony since 1915, in advertising and in working out the practical problems of the poultryman and placing the industry on a safe and substantial basis. This is best evidenced by the fact that out of the poultry houses built the year of 1924, (521 houses, value of $243,988), 184 houses with a value of $70,175, were in Van Nuys or 30% of the permits issued for the whole valley, with about the same ratio of value.

The year of 1925 shows Van Nuys 325 houses, value $117,515, being 36% of the permits and 30% of the value.

A meeting of over 200 poultrymen held recently at the Owensmouth High School to discuss "Poultry Housing", showed the house most favored was the "Van Nuys Type of Poultry House," erected and originated by B. R. Holloway on his ranch in 1912. This house, up to date, is used by the Van Nuys High School in their Agricultural Department, for teaching students practical commercial egg production.

During the year of 1924 there were shipped into Los Angeles in car lots from outside Southern California, 341,168 cases of eggs:- In the year of 1925, 262,938 cases. This shows less imports of 78,230 cases in 1925 over the year of 1924. This shows increased production of eggs in spite of the fact that the non-producing population of the Los Angeles Metropolitan area is increasing at the rate of about 100,000 a year. At this rate of production overtaking demand, it will take only two or three years before Los Angeles will be an exporting market. In view of this fact it behooves all poultrymen to carry a larger number of pullets than yearling or older hens. This will bring a larger net return average per hen. One of the faults of most poultrymen is that they hold over their old hens too long which means a larger investment in building and labor, with smaller returns per hen.

The Poultry business is not unlike any other business and you don't see large corporations or factories full of old employees.- It takes youth, (pullets), in the poultry house to bring the maximaum return on your investment and labor.

Storage eggs are now all cleaned up and the egg market has again settled to normal prices for this time of the year.

To those who will work and stay on the job, the Poultry Business of the San Fernando Valley offers the best opportunity for a good livelihood and a chance for getting ahead amidst the most wonderful environment for Real living in California, especially in the San Fernando Valley, "The Capitol of the Poultry Industry".

HAVING been requested by some very thoughtful people to present a condensed plan covering the proper economic development of this annexed territory of the city of Los Angeles; I am taking this birthday occasion to express my observations in this regard. Faith, hope, work, and water have been the four factors in the development of our community. The outstanding factor of all—not only in the growth of Van Nuys and the San Fernando Valley, but of all Southern California likewise—has been WATER! To water, probably more than to any other element, we owe our very existence!

What are the water resources of this great, fertile valley?

First, natural rainfall on the valley floor. This has averaged more than fifteen inches per year for a period of forty-seven years—from 1877 to 1924.

Second, the run-off from 502 square miles of mountain watershed which surrounds the valley, an area three times that of the valley floor itself. Precipitation in this mountainous area is much greater than that of the valley, but it must not be allowed to waste away—it must be conserved. For this purpose a great control dam, 375 feet high, is now being built in Pacoima Canyon. Others are to follow until eventually this run-off will be regulated in flood season, and the water fed gradually through the gravel cones and porous lands into the great natural underground reservoir which underlies San Fernando Valley. From this reservoir there was pumped last year for domestic consumption, thirteen billion six hundred and fifty million gallons—nearly enough water to fill the domestic needs of 400,000 people—a city almost half the present size of Los Angeles.

The reserve water pumped from this gravel reservoir last year prevented the curtailment of the domestic water in metropolitan Los Angeles; and the reservoir still contains 158,000 acre feet—enough for the needs of 1.000,000 people for another year.

In order that you may better understand the importance of this great underground reservoir—remember that in case you do not need the water next year because of recent rains and promising snows in the High Sierras, or, if the necessity of pumping it out does not occur before then, it will still be there ten years hence—at the time when our ever-recurring dry period is apt to reappear—when more than twice our present population may be dependent upon it. We have no location here where it is most needed for such a reservoir upon the surface—but even if we had, it would be worth $40,000,000 as compared in capacity cost to other recently constructed surface reservoirs. Then, too, there is a six foot surface evaporation per year from such reservoirs—to say nothing of the disagreeable stagnation occuring when it is attempted to hold water therein from the beginning of the run-off period to the end of the critical dry period.

These statistics will enable you to better understand the importance of underground water conservation in the San Fernando Valley.

Third, there is the water from the snows of the High Sierras that is delivered through the two hundred and fifty mile Owens River Aqueduct—distributed through steel underground mains laid every half mile apart, over 100,000 acres of the valley floor. Some of these mains are large enough for a man to walk through—and there are 681 miles of them in all!

This system was built under a bond issue that was voted by the valley in 1914, amounting to $2,994,000. Of this amount, $692,000 has been repaid to the present time. The system was designed by Chief Engineer William Mulholland to deliver one inch continuous flow to every seven and a half acres—which amount, when stored and delivered during our irrigating season, is sufficient to grow a very broad diversification of necessary agricultural crops. This, at the same time, is the exact amount of water required for 35 fifty foot lots when improved with the California bungalow—just the number of lots that can be cut from seven and a half acres.

Conservation

One-third of the aqueduct water used for irrigation in the San Fernando Valley finds its way into the great underground reservoir to which I have previously referred—and, by thus using it for irrigation, we probably conserve much more for the end of dry periods by the saving of the enormous surface ~~reservoirs~~ over a number of years—~~which is, of course, not possible.~~

To my mind, it is imperative that the City of Los Angeles encourage the spread of this surplus aqueduct water by means of irrigation in the San Fernando Valley—at least until the coming of Colorado River water, and the consequent removal of the dire necessity of conserving surplus water in plentiful years to provide for domestic needs at the critical end of recurrent dry periods—such as that we have just experienced.

This brings to mind the consideration of another subject of nearly as great importance to Los Angeles—the question of garden production—the great by-product in the maintenance of underground water reserve.

The San Fernando Valley now produces over $20,000,000 worth of needed agricultural crops, and demonstrated proof is evident that such production can be increased to at least $50,000,000 annually if subdividers are prevented from cutting the large ranches into impractical small pieces—to sell at impossibly high prices.

Los Angeles, through its Planning Commission and its Department of Water and Power, together with other city organizations, should take immediate steps to see that no more agricultural lands are cut into smaller tracts than one acre—unless houses are to be built thereon at once. Two to five acre plots would be the more practical size, were it possible to bring about such a condition of subdivision.

Informed statisticians tell us that unless we produce this $50,000,000 of needed garden products at home, we will have to go to the intermountain states for them. San Fernando is a mountain valley—elevation being 750 feet in Van Nuys. Our seasons are later than those of the hot inland valleys, which have shipped their perishable garden products from the state at a time when our production comes on the markets just when it is most needed by Los Angeles. It would then cost Los Angeles twice as much to procure an inferior article, and would necessitate transporting it great distances. It would take from the trade channels of the metropolitan city over one hundred million dollars annually.

So that I may bring the economic importance of this great possibility to your earnest consideration—I will state that there has been tabulated by the Water Department of Los Angeles statistics that show for this valley probably the greatest diversification of agricultural production in all America over a similar area.

That you may examine further the available proof in reference to some of this, I wish to quote from data compiled by B. R. Holloway with reference to the poultry industry which we started at

Van Nuys in 1912. There is now invested in the poultry industry $9,240,000. Fifteen hundred families now care for 1,250,000 birds, which produce 194,400,000 eggs annually! The eggs alone, if put end to end, would extend a greater distance than to New York City and return—6,183 miles of eggs—selling last year for $6,750,000!

In our economic plan we now come to the most important subject of all—beneficial employment for those desiring to live in Southern California—where they may enjoy the sunshine of the great outdoors, surrounded by the beauties of nature.

I am preparing to make a bold statement, but before making it, I want to say that my intimate connection with the building of Van Nuys, and the intensive agricultural development of the valley, has compelled me to give this matter more thought than probably any other living man; and my position as Commissioner of Water & Power for the City of Los Angeles enables me to understand this water problem better than those who have had less opportunity to study the facts.

My acquired knowledge of the subject has led me to believe that with these nature balanced economic opportunities through conservation of water, and soil production—suitable light manufacturing on the valley floor—high class suburban home places and golf courses around the encircling hills—the building up of a great educational center around Van Nuys, the center of the valley, with its fine schools and its close proximity of the new University site when Van Nuys boulevard is cut through the mountains; it requires no great imagination to picture a hundred thousand families happily and permanently employed—living in contentment in this wonderful valley less than ten years from today.

Think of it! Nearly 500,000 people—half the present population of the City of Los Angeles.

Think what it will mean to that great city in conservation of water!

Think of the wonderful opportunities for life in the open, in producing $50,000,000 of garden products annually!

Think of the great construction activities in the building of 100,000 homes at an average cost of $3,500, three hundred and fifty million dollars, thirty-five million dollars a year for ten years!

Men and women, this is the greatest opportunity that has ever come to any community to build a great self-supporting garden city—a city that will aid in the march of progress in decentralization from the impossible, unlivable conditions from which people are trying to flee in congested eastern cities.

Think of what an opportunity we have to contribute to better citizenship!

Now, just one word of warning!

These nature balanced, carefully adjusted productive, educational, manufacturing and living possibilities can be forever destroyed by the activities of exploiting real estate lot subdividers—by the voting of needless special assessment taxes—and by raising of land prices to a point where it becomes an impossibility to produce crops profitably.

These are the pitfalls in the way—the stumbling blocks in the path of a great community's progress toward broader, better things; but they are obstacles plainly seen and recognized—and by foresight and concerted action upon our part they can and must be avoided, if we are to realize the high hopes and the great ambitions that are the natural destiny of our community.

PARTIAL PLAN

FOR THE

Economic Development

OF THE

San Fernando Valley

SUBMITTED BY

W. P. WHITSETT

On the
Fifteenth Anniversary of the founding of Van Nuys

October 1981

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

December 1981

S	M	T	W	T	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Thursday

26

Thanksgiving Day

November 1981

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

1981
November

A Great Garden City

AN EDITORIAL

Reprinted from the Los Angeles Times
(March 6, 1926)

A beautiful, widespreading self-supporting garden city in San Fernando Valley—a city of half a million people, free from the conditions of congestion from which so many urban folk are trying to flee, with a permanent livelihood from the land!

That is the bright dream of W. P. Whitsett, Water Commissioner for the City of Los Angeles, and it is a dream that, if realized, would bring happiness to many human hearts. Mr. Whitsett presented the idea at the recent celebration of the fifteenth anniversary of the founding of Van Nuys, now a part of the territory annexed to Los Angeles, in response to a request for a condensed plan for the best economic development of that fertile and thriving district.

The evolution and conservation of a general irrigation system and its free use for agricultural purposes in the Valley of San Fernando are set forth in the plan, together with an interesting statement of the present resources and production of that fertile region. Mr. Whitsett's intimate connection with the building of Van Nuys and the agricultural development of the Valley have made him a high authority on its economic needs. He says very truly that this region is a place where small farming, gardening, poultry-raising and light manufacturing may be developed and carried on in a way to produce $50,000,000 anually in agricultural and industrial wealth instead of the $20,000,000 it is now producing. It affords the greatest opportunity now available to build a great garden city—a place of refuge from the impossible, unlivable conditions found in many badly congested modern cities in the East.

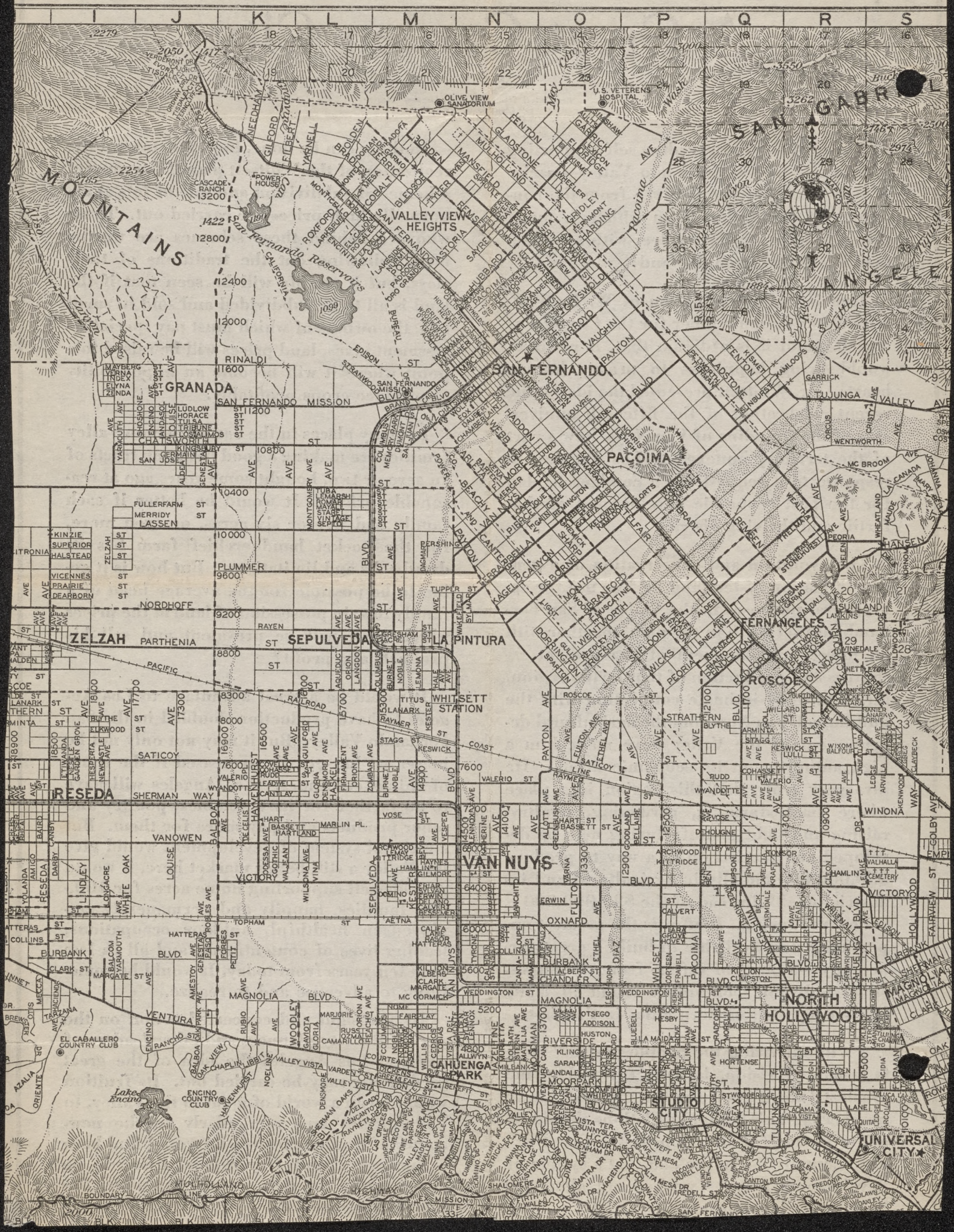
"Without vision the people perish." Here is a man of vision, looking forward to the greatest future good for the greatest future number, and his recommendations should receive the careful attention of the City Planning Commission to the end that a system of development may be worked out along the lines he has laid down.

Nothing can be done, however, toward the realization of the Whitsett plan if the present schemes of subdivision and sale of lots at abnormally high prices are carried out. Those who are behind these schemes are worthy men, following out the traditions of their class, but it readily will be seen that if the land is all to be subdivided and sold in small lots, the owners of which must pay special assessment taxes, land prices will be raised to a point where it will become an impossibility to produce crops profitably.

In many places in the San Fernando Valley families are making a good living on tracts of an acre or two, bought some years ago at reasonable prices. It would be better if each family had five or six acres, or even more, for the pocket handkerchief farm has its drawbacks and limitations. But how is it going to be possible for the average head of a family to gain possession of land at the prices which soon will be prevalent and sell his products at a profit?

It would be a great advantage to Los Angeles to have production doubled in the San Fernando Valley. But it may not only not be increased but greatly decreased if the trend of things continues. Los Angeles will have to go farther for its vegetables, poultry and other products and pay more for them. But a rational system of development would give the Valley a still better market here, it would provide self-supporting home acres for 100,000 families, happily and permanently employed in healthful, outdoor occupations, leading lives of contentment, and all in less than ten years from today. It would be something to advertise and to realize.

By foresight and concerted action on the part of the city planners and other leaders of physical Los Angeles the idea of the great garden city may be carried out. Its fruition would mean a world of good to the Valley, to Los Angeles and particularly to the newcomer of limited means who would find here a fine opportunity for a good living to be gotten out of the rich, warm earth under the blue California skies.


I J K L M N O P Q R S
MOUNTAINS
SAN GABRIEL
ANGELES
OLIVE VIEW SANATORIUM
U.S. VETERENS HOSPITAL
VALLEY VIEW HEIGHTS
San Fernando Reservoirs
SAN FERNANDO
GRANADA
SAN FERNANDO MISSION
CHATSWORTH
PACOIMA
TUJUNGA VALLEY
FERNANGELES
SUNLAND
ZELZAH
PARTHENIA
SEPULVEDA
LA PINTURA
WHITSETT STATION
ROSCOE
RESEDA
VAN NUYS
NORTH HOLLYWOOD
CAHUENGA PARK
STUDIO CITY
UNIVERSAL CITY
EL CABALLERO COUNTRY CLUB
ENCINO COUNTRY CLUB
Lake Encino
BURBANK
MAGNOLIA BLVD
VENTURA
VICTORY
SHERMAN WAY
PACIFIC RAILROAD
COAST LINE
SATICOY
VALERIO ST
OXNARD
WEDDINGTON ST
RIVERSIDE
MOORPARK
CHANDLER
BOUNDARY LINE OF CITY OF LOS ANGELES

DR. ING. E. h. L. WAHL
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Telephon 50234
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Telephon 25 071, 25 661

DRESDEN, am 16. Januar 1929.

Mr. J. Hunter Clark,
Executive Assistant,
Bureau of Power And Light,
207 S. Broadway,
Los Angeles, Cal.

JGR./Kr.

Geehrter Herr Clark!

Wie Ihnen in meinem Briefe vom 14.Dezember zugesagt, gebe ich Ihnen nachstehend die gewünschten Informationen über unsere sog. Kriegsgärten.

Das Kleingartenwesen bestand in Deutschland schon vor dem Kriege, wenn es auch in der Kriegszeit durch Ernährungssorgen sich besonders entwickelt hat. Man kann also vom eigentlichen Kriegsgärten nicht sprechen, besonders auch deshalb, weil auch in der Nachkriegszeit ein wesentlicher Rückgang der in Deutschland vorhandenen Kleingärten nicht eingesetzt hat.

Das Kleingartenwesen Deutschlands hat seine rechtliche Grundlage in der Kleingarten- und Kleinpachtland-Ordnung vom 31.Juli 1919, s. Anl.. Auf Grund dieses Reichsgesetzes genießen die Kleingärtner einen gesetzlichen Schutz in Bezug auf Pachtpreise, Pachtschutz und Erwerbung von Land für kleingärtnerische Zwecke.

Die Pachtpreise für Kleingartenland werden durch die Verwaltungsbehörden kraft der genannten Verordnung gesetzlich festgelegt und bewegen sich im allgemeinen zwischen 1 und 4 Pfennigen/qm und Jahr. Die letzte diesbezügliche Bekanntmachung der Stadt Dresden lege ich bei.

In der Hauptsache geben die Stadtgemeinden, teilweise auch Privatpersonen, soweit sie Eigentümer von Ländereien sind, Land zu kleingärtnerischen Zwecken im Pachtwege an Großpacht-Organisationen (Kleingarten-Vereine) ab, die ihrerseits das zur Verfügung stehende Land an ihre Mitglieder verteilen.

./.

Die Größe der Gärten ist nicht gesetzlich festgelegt. Bedingung ist nur, dass diese Flächen kleingärtnerisch genutzt werden, d.h. also, dass auf diesen Flächen gärtnerische Produkte nicht in solchen Mengen herangezogen werden, die im eigenen Haushalt nicht verbraucht werden können und demgemäß verkauft werden müssten.

Im Hinblick auf die gesetzliche Festlegung der kleingärtnerischen Nutzung im Sinne einer „nicht gewerbsmäßigen Nutzung" sind die Kleingärtner bezw. ihre Organisationen auch als gemeinnützig anerkannt.

Im allgemeinen bewegen sich die Flächengrößen der Kleingärten zwischen 2 bis 400 qm.

Die Stadtverwaltungen haben in den meisten Fällen amtliche Stellen - sog. Kleingarten-Ämter - eingerichtet, denen die Aufgabe obliegt, das Kleingartenwesen zu fördern und zu pflegen. Insbesondere haben diese Kleingarten-Ämter die Aufgabe, die Aufschliessung und Verteilung von Land für Kleingarten-Zwecke und Vertretung der Kleingarten-Interessen bei Aufstellung von Bebauungsplänen durchzuführen. Des weiteren üben sie in allen Kleingarten-Fragen eine gutachtliche Tätigkeit aus und schließlich haben sie in vielen Städten auch die Aufgabe, die Gartenpächter gartentechnisch zu beraten durch Vorträge und Unterweisungen in gartenbaulichen Dingen. Eine Verpflichtung der Kleingärtner, die Ratschläge der behördlichen Stellen zu befolgen, besteht soweit nicht. Kommen allerdings Kleingarten-Anlagen in Frage, die von den Städten als Dauerland mit langfristigen Pachtverträgen (10 - 50 Jahre) vergeben werden, so müssen die Anordnungen der Kleingarten-Ämter in Bezug auf äußere Gestaltung der Gesamtanlagen, wie Laubenbauten, Umzäunungen, Bepflanzungen mit Obstbaum-Hochstämmen usw. befolgt werden, da den Städten naturgemäß daran liegt, diese mit langfristigen Pachtverträgen überlassenen Kleingarten-Gebiete nach Möglichkeit in den Stadtbebauungsplänen festzulegen, also von der Bebauung auszuschließen und dauernd als Grünflächen zu erhalten.

Bestehendes Kleingartenland darf im übrigen nicht gekündigt werden bezw. zu anderen Zwecken Verwendung finden, soweit nicht wichtige Gründe dafür vorliegen. Als solche gelten im allgemeinen sofortti-

ge Bebauung durch Häuser, Anlegung von Strassen usw. Die Entscheidung darüber, ob ein wichtiger Grund für eine Kündigung von Kleingartenland vorliegt, bestimmt auf Grund des eingangs erwähnten Kleingarten-Gesetzes der Kleingarten- und Kleinpachtland-Ordnung ein besonderes Einigungsamt, das in den meisten Ländern Deutschlands dem ordentlichen Gericht angegliedert ist.

Ich hoffe, dass Sie und Herr Whitsett aus dem Vorstehenden sowie den beiden Anlagen die gewünschte Aufklärung erhalten.

Mit der Bitte, mich Herrn Whitsett bestens zu empfehlen und mit meinen besten Grüßen bin ich

Ihr

Tam

1 Übersetzung,
2 Anlagen!

Abschrift aus dem Gesetzestext der Kleingarten- und Kleinpachtlandordnung Dr. Kaisenberg. Bl. 39 flg.

Gesetzestext mit Erläuterungen.

Kleingarten- und Kleinpachtlandordnung.
Vom 31.Juli 1919 (RGBl.S. 1371.)

Die verfassunggebende Deutsche Nationalversammlung hat das folgende Gesetz beschlossen, das nach Zustimmung des Staatenausschusses hiermit verkündet wird:

Höhe und Festsetzung der Pachtpreise.

§ 1.

Zum Zwecke nichtgewerbsmäßiger gärtnerischer Nutzung dürfen Grundstücke nicht zu höheren als den von der unteren Verwaltungsbehörde festgesetzten Preisen verpachtet werden.

Die Festsetzung der Preise erfolgt unter Berücksichtigung der örtlichen Verhältnisse und des Ertragswertes der Grundstücke nach Anhörung von landwirtschaftlichen, gärtnerischen oder kleingärtnerischen Sachverständigen.

pp.

Wertserhöhungen, die durch die Arbeit des Kleingärtners zu erwarten sind, können nur insoweit Berücksichtigung finden, als sie üblich sind und im Rahmen einer gewöhnlichen Kleingartentätigkeit liegen. Aus dem Zwecke des Gesetzes als eines sozialen Schutzgesetzes zugunsten der Kleingärtner muß gefolgert werden, daß im Zweifel der Pachthöchstpreis zugunsten des Kleingärtners zu bemessen ist.

pp.

Rückwirkung der Höchstpachtpreise.

§ 2.

Die Vorschriften des § 1 finden auf die künftig zu zahlenden Preise bei Beträgen, die vor Inkrafttreten dieses Gesetzes abgeschlossen sind, derart Anwendung, daß der Pachtpreis sich für die Zeit nach dem Inkrafttreten dieses Gesetzes nach Maßgabe des § 1 ermäßigt.

pp.

Kündigung und Erneuerung von Pacht- und Leihverträgen.

§ 3.

Pachtverträge der im § 1 bezeichneten Art dürfen vom Verpächter nicht gekündigt werden. Das gleiche gilt für Leihveträge mit der Maßgabe, daß diese Verträge auf Verlangen des Verleihers in Pachtverträge umzuwandeln sind. Sind die Pacht- oder Leihverträge auf eine bestimmte Zeit abgeschlossen, so ist nach Ablauf dieser Zeit auf Verlangen des Pächters oder Entleihers das Pacht- oder Leihverhältnis zu erneuern. Das Leihverhältnis ist im Falle der Erneuerung auf Verlangen des Verleihers in ein Pachtverhältnis umzuwandeln.

Die Vorschriften des Abs. 1 finden keine Anwendung, wenn ein wichtiger Grund für die Kündigung oder die Nichterneuerung des Pacht- oder Leihverhältnisses vorliegt.

pp.

Zuständigkeit in Streitfällen.
Strafzuschlag.

§ 4.

Streitigkeiten, die sich aus der Anwendung der Vorschriften der §§ 1 bis 3 ergeben, werden unter Ausschluß des Rechtsweges durch die untere Verwaltungsbehörde entschieden.

Sie kann bestimmen, daß, wer entgegen den Vorschriften der §§ 1 und 2 zu hohe Pachtpreise erhebt, den zuviel erhobenen Betrag bis zur zehnfachen Höhe an die Kasse des Ortsarmenverbandes des belegenen Grundstücks zu entrichten hat. Den zu entrichtenden Betrag setzt die untere Verwaltungsbehörde fest. Die Beitreibung erfolgt nach den Vorschriften über die Beitreibung öffentlicher Abgaben.

Gegen die Entscheidung der unteren Verwaltungsbehörde ist binnen zwei Wochen Beschwerde an die höhere Verwaltungsbehörde zulässig. Diese entscheidet endgültig.

pp.

Verbot der gewerbsmäßigen Generalpacht.
Landbeschaffung für Kleingärten.

§ 5.

Grundstücke dürfen zum Zwecke der Weiterverpachtung als Kleingärten (§ 1 Abs. 1) nur durch Körperschaften oder Anstalten des öffentlichen Rechts oder als ein gemeinnützig anerkanntes Unternehmen zur Förderung des Kleingartenwesens ~~im~~ gepachtet und nur an solche verpachtet werden. Entgegenstehende Vereinbarungen sind nichtig.

Werden Grundstücke entgegen der Vorschrift des § 1 zum Zwecke der Weiterverpachtung überlassen, oder kann eine Körperschaft oder Anstalt des öffentlichen Rechts oder ein als gemeinnützig anerkanntes Unternehmen zur Förderung des Kleingartenwesens (Abs.1) zur Kleingartennutzung geeignete Grundstücke nicht in dem von der höheren Verwaltungsbehörde für erforderlich erachteten Umfang beschaffen, so kann die untere Verwaltungsbehörde nach näherer Anweisung der Landeszentralbehörde die Eigentümer oder Nutzungsberechtigten solcher Grundstücke auffordern, sie einer Körperschaft, einer Anstalt oder einem Unternehmen der im Abs. 1 bezeichneten Art bis zur Dauer von zehn Jahren gegen Zahlung eines angemessenen jährlichen Pachtzinses (§ 1 Abs. 2) zur Nutzung durch Kleingärtner zu überlassen. Berechtigte Kulturinteressen sollen jedoch dabei nicht verletzt werden.

Kommt auf Grund der Aufforderung eine Einigung zwischen den Beteiligten nicht zustande, so setzt die untere Verwaltungsbehörde die Bedingungen des Pachtverhältnisses fest. Sie kann das Pachtverhältnis, wenn es auf eine bestimmte Zeit festgesetzt ist, aus wichtigen Gründen bereits zu einem früheren Zeitpunkt aufheben.

Gegen die Verfügungen der unteren Verwaltungsbehörde ist binnen zwei Wochen die Beschwerde bei der höheren Verwaltungsbehörde zulässig. Die Entscheidung der höheren Verwaltungsbehörde ist endgültig.

pp.

Pachteinigungsamt.

§ 6.

Ist im Bezirk einer Gemeinde ein Einigungsamt errichtet

(§ 1 der Verordnung, betreffend Einigungsämter, vom 15.Dezember 1914, Reichsgesetzbl. S. 51) , so kann die Landeszentralbehörde das Einigungsamt zu den in §§ 1 bis 4 der unteren Verwaltungsbehörde übertragenen Entscheidungen ermächtigen.

Das Einigungsamt kann ferner ermächtigt werden,

1. auf Anrufen eines Pächters oder Entleihers
   a) über die Wirksamkeit einer Kündigung des Verpächters oder Verleihers und über die Fortsetzung des gekündigten Pacht- oder Leihverhältnisses jeweils bis zur Dauer von sechs Jahren zu bestimmen,
   b) ein ohne Kündigung ablaufendes Pacht~~jahr~~- oder Leihverhältnis jeweils bis zur Dauer von sechs Jahren zu verlängern;
2. auf Anrufen eines Verpächters oder Verleihers
   a) in den Fällen der Nr. 1 das Pacht- oder Leihverhältnis vor Ablauf der festgesetzten Frist aus wichtigen Gründen aufzuheben,
   b) einen mit einem neuen Pächter oder Entleiher abgeschlossenen Pacht- oder Leihvertrag, dessen Erfüllung von einer Entscheidung gemäß Nr. 1 oder von einem vor dem Einigungsamt abgeschlossenen Vergleiche getroffen wird, mit rückwirkender Kraft aufzuheben;
3. auf Anrufen des Verleihers in den Fällen der Nr. 1 das Leihverhältnis in ein Pachtverhältnis umzuwandeln.

Die Vorschriften des § 1 Abs. 2, § 2 Abs.2,3 §§ 7 bis 9, 13,14 der Bekanntmachung zum Schutze der Mieter vom 23.September 1918 (Reichsgesetzbl. S. 1140) sowie die Bestimmungen der Anordnung für das Verfahren vor den Einigungsämtern vom 23. September 1918 (Reichs-Gesetzbl. S. 1146) finden entsprechende Anwendung.

pp.

Ausführungsvorschriften.

§ 7.

Die Landeszentralbehörden erlassen die erforderlichen Ausführungsbestimmungen. Sie können bestimmen, daß die Befugnisse nach § 6 Abs. 2 in Gemeinden, in deren Bezirk kein Einigungsamt errichtet ist, von der unteren Verwaltungsbehörde ausgeübt werden.

pp.

Kleinpachtlandschutz.

§ 8.

Im Wege der Landesgesetzgebung können Vorschriften gemäß §§ 1 bis 7 dieses Gesetzes auch für die Verpachtung von Grundstücken bis zu einem halben Hektar Größe zur landwirtschaftlichen Nutzung erlassen werden.

pp.

Aufhebung bestehender Generalpachtungen.

§ 9.

Vor dem Inkrafttreten dieses Gesetzes getroffene Vereinbarungen, die der Vorschrift des § 5 Abs. 1 Satz 1 entgegenstehen, verlieren mit dem 30. September 1919 ihre Wirksamkeit. § 139 des Bürgerlichen Gesetzbuches findet entsprechende Anwendung.

Zwischenpächter, die durch diese Vorschrift betroffen werden, können, sofern ihre durch die Herrichtung der Pachtländereien gemachten Aufwendungen noch nicht wieder eingebracht sein sollten, von dem Verpächter eine angemessene Entschädigung ver-

langen.

Werden Grundstücke entgegen der Vorschrift des Abs. 1 über den 30. September 1919 hinaus zum Zwecke der weiteren Verpachtung überlassen, so finden die Vorschriften des § 5 Abs. 2 bis 4 Anwendung.

pp.

Inkrafttreten des Gesetzes.

§ 10.

Dieses Gesetz tritt mit dem Tage der Verkündung in Kraft. Mit dem gleichen Zeitpunkt tritt die Verordnung über die Festsetzung von Pachtpreisen für Kleingärten vom

4.April 1916 (Reichsgesetzbl. S. 234)
12.Okt. 1927 (Reichsgesetzbl. S. 897) außer Kraft.

Weimar, den 31. Juli 1919.

Der Reichspräsident
E b e r t,

Der Ernährungsminister
S c h m i d t .

§ 1.

Auf Grund der Kleingarten- und Kleinpachtlandordnung vom 31.7.1919 werden für das Stadtgebiet Dresden für die Zeit vom 1.10.1924 an folgende Höchstpachtpreise (Grundpachtpreise) für Kleingärten festgesetzt:

für lehmigen Boden	jährl.	4	Goldpfennige	je qm
" sandigen Boden	"	3	"	" qm
" minderwertigen Boden	"	2	"	" qm.

Bei Inangriffnahme von wirtschaftlich nicht nutzbarem Boden.(Sumpf, Geröll, Sandgruben, Ödland, Bauplatz) ist das erste Jahr pachtfrei.

Durch Bodensachverständige festgestellte Wertminderungen des Bodens infolge ungünstiger Schräglage, zu hohen oder zu tiefen Grundwasserstandes oder Vorhandenseins verschiedener Bodenarbeiten können eine Ermäßigung des sonst angemessenen Grundpachtpreises bis zu 25 % herbeiführen.

§ 2.

Die durch die Kleingärtner bewirkte Verbesserung des Bodens wirkt nicht erhöhend auf den Grundpachtpreis. Dagegen darf der angemessene Grundpachtpreis bis zu 20 % erhöht werden, wenn ein fester Pachtvertrag ohne Einschränkung auf mindestens 10 Jahre abgeschlossen wird. Bei Abschluß eines Vertrages auf mindestens 15 Jahre ist Erhöhung bis zu 30 % auf mindestens 20 Jahre bis zu 40 %, auf mindestens 25 Jahre bis zu 50 % zulässig. Bei wesentlicher Veränderung der wirtschaftlichen Verhältnisse kann der Rat die Höchstgrenzen dieser Zuschläge neu festsetzen. Diese Neufestsetzung gilt dann auch für die bereits laufenden Verträge.

§ 3.

Bei den in § 1 und 2 festgesetzten Preisen ist lediglich der Nutzungswert des Landes zur Benutzung zum Kleingartenbau zugrunde gelegt. Zu dem danach angemessenen Grundpachtpreise können folgende bei der Festsetzung des Gesamtpreises besonderes aufzuführende Zuschläge treten:

a) für Verzinsung und Tilgung der vom Verpächter bewirkten Einbauten,

b) für Grundsteuern,

c) für Verwaltungsaufwand.

Zu a. Unter Einbauten sind zu verstehen: Baulichkeiten, Wasserversorgung, eingepflanzte Bäume und Sträucher, äußere und innere Einfriedigung. Die Zuschläge nach a) dürfen, soweit es sich nicht um Obstbäume handelt, nur solange erhoben werden, als die dafür aufgewendeten Unkosten des Verpächters noch nicht wieder eingebracht worden sind.

Zu b. Ist die Grundsteuer nach dem gemeinen Werte festgesetzt worden, so darf sie dem Pächter nur in Höhe des Betrages angerechnet werden, der sich ergeben würde, wenn sie nach dem Bodenreinertrage festgesetzt worden wäre. Ist dieser Betrag höher als die Veranlagung nach dem gemeinen Werte, so bleibt es bei der Anrechnung der tatsächlich zu entrichtenden Steuer.

Zu c. Zuschlag für Verwaltungsaufwand kann bis zur Höhe von 5 % des zu zahlenden Pachtbetrages zugelassen werden, wenn die jeweiligen Zahlungen an den Verpächter nicht von einem als gemeinnützig anerkannten Kleingartenvereine gemeinsam für die gepachtete Fläche abgeführt werden.

andere Zuschläge dürfen nicht erhoben werden. Lediglich durch die kleingärtnerische Bewirtschaftung dem Verpächter entstandene Aufwendungen (besondere Bodenvorbereitung, Weganlagen, Vermessungsgebühren, Wiederherstellungen an Einbauten, Wasserzins usw. hat der Pächter unabhängig vom Pachtpreise lt. nachzuweisenden Rechnungsbetrages zu erstatten.

§ 4.

Wer entgegen diesen Vorschriften zu hohe Pachtpreise erhebt, hat den zuviel erhobenen Betrag bis zur 10fachen Höhe a.d.Kasse des Fürsorge-

amtes zu entrichten. Den zu entrichtenden Betrag setzt der Rat fest. Gegen seine Entscheidung ist binnen 2 Wochen Beschwerde an die Kreishauptmannschaft zulässig. Diese entscheidet endgültig.

Die Beitreibung erfolgt nach den Vorschriften über die Beitreibung öffentlicher Abgaben.

Dresden, am 30. September 1924.

Pachtpreise für Kleingärten.

In § 1 Absatz 1 der Ratsbekanntmachung über Pachtpreise für Kleingärten vom 30. September 1924 (Dresdner Anzeiger vom 1. Oktober 1924) treten mit Wirkung vom 1. Juli 1925 ab an Stelle der dort angeführten Höchstpachtpreise (Grundpachtpreise) für Kleingärten die folgenden:

für lehmigen Boden	jährlich	3	Reichspfennige	je qm
" sandigen Boden	jährlich	2,4	"	je qm
" minderwertigen Boden	jährlich	1.5	"	je qm.

Dresden, am 25. Juni 1925.

Der Rat zu Dresden.

DR. ING. E. h. L. WAHL
Stadtbaurat
Vorstand des Betriebsamtes der Gas-, Wasser- und Elektrizitats-
Werke der Stadt Dresden
Wohnung: Angelikastr. 3
Telephon 50234
Buro: Am See 2, 11.
Telephon 25 071, 25 661

DRESDEN, am Jan. 16th, 1929

Translation:

Mr. J. Hunter Clark,
Executive Assistant,
Bureau of Power and Light,
207 S. Broadway,
Los Angeles, Cal.

Dear Mr. Clark:

In addition to my letter of Dec.14th, I am giving to you in the following the information on our as you called them "war gardens".

Before the war there was this "small-garden" development already in existence which, of course, by the food shortage during the war has been especially developped. In the after war period there could not be observed a decrease in these existing "small-gardens" and therefore, we are not calling them war gardens.

This "small-garden" development is regulated by the ordinance of July 31st, 1919 -(the "Kleingarten- und Kleinpachtland - Ordnung")-, which I am enclosing. By this ordinance the "small-garden" people are protected in regard to the rent to be paid, the contracts, and the buying of land for the purpose of developping a "small-garden."

The rent to be paid is regulated by the City Administration on hand of this ordinance mentioned above and generally ranges from 1 to 4 Pfennigs (0.25 to 1 cents) per square meter per year. The last ordinance of the City of Dresden in regard to the rent I am also enclosing.

In general the cities themselves, partly private persons having the land available, are leasing the land as a whole to "small-garden" organisations or clubs which are alotting the land and leasing these small plots to their members.

The size of the gardens ranges between 2 square meters to 400 square meters. There is no regulation in regard to the size of the garden but there is the conditions that these small plots are used as

private gardens to raise garden products for the own household and that there is not raised so much that the products partly have to be sold.

Most of the German Cities have special departments which are taking care of all the questions coming up with these small gardens. They are assisting and advising the "small-garden" people and their organisation they are allotting the available land and are representing the interest of the "small-garden" people in the City Plan Commission. As Soil and garden specialists they are advising with the "small-garden" people as to the proper condition of the soil to obtain best results. It is not compulsory on the part of the tenant to proceed as the the expert has outlined, it is purely voluntary. Only, if there are small-gardens leased with 10 to 50 years leases, the advice of the expert has to be followed in regard to the general layout of the garden, the building of cottages, fences, and planting trees, because the cities naturally are interested in having these "small-garden" districts kept permanently in the City Plan as "Green-Plots" and having them excluded from being cut up into town lots.

Existing "small-garden" land is not allowed to be cut up into town lots until it can be shown that this land will be immediately built upon or that streets, etc. are going to be built there. The decision whether "small-garden" land may be cut up into lots is with a special division of the regular court.

I hope that the information I could give you is satisfactory to you and to Mr. Whitsett.

Will you kindly remember me to Mr.Whitsett.

With kindest personal regards, I am

JGR
encl.(2)

Sincerly yours,

Tam

INTENSIVE POULTRY
FRUIT AND DAIRY FARMS
IN COMMUNITIES

PALO ALTO . . . . . CALIFORNIA
OWENSMOUTH . . . CALIFORNIA
WICHITA FALLS . . . . . TEXAS

Charles Weeks "Chain" Poultry Farms

Charles Weeks

WICHITA FALLS, TEXAS

July 25, 1929

W. P. Whitsett
Van Nuys, California

Dear Mr. Whitsett:

I have read the enclosed clipping with considerable interest.

I am indeed glad to know that you have been at last converted to the one acre farm idea. You remember when you drove me around through part of the Valley some seven years ago, you thought that five acres at that time was just about the right amount of land. Later on you confessed to me that two and a half would give a family a very comfortable living. Today you are dreaming of a garden acre city also.

You will be interested to know that the report on my One Acre Farm for the past nine months credits my hens with $2.23 each above cost of feed. So you see it is entirely feasible for a family to make a very comfortable living on so little as one acre of ground.

As you know, I have had much opposition during the past years in the idea of one acre and independence, but if you are right and persist, after a while the movement will take root and become a national movement.

I believe that I am doing for the State of Texas just what has been done for the State of California in Intensive Agriculture.

My work is getting too big for any one man and I would consider the organization of a group of good men for the furthering of this idea. I would like to have men of the same kind of metal as yourself, those with vision of the possibilities. If you know of any such that are looking for a truly big enterprise, I will be glad to met them.

Very truly yours,

Chas. Weeks

CHARLES WEEKS

CW:JY

Mr Chairman, Ladies and Gentlemen:

During the past week a very unusual thing has happened. Our only living Past President of the United States--California's most distinguished citizen, Mr Herbert Hoover, and America's very active first Lady, Mrs Eleanor Roosevelt, have agreed on the same idea.

On the same day, in different parts of the State, only a few hours apart, these two leading citizens offered the identical suggestion for the solution of our State's Social Problem No 1--that of Migrant Aid. Both Mr Hoover and Mrs Roosevelt suggested that these dispossessed farmers from the Dust Bowl and from the South be placed on small Garden farms, there to apply the knowledge and experience of their past and work out for themselves independence and self respect.

It seems too bad that this very obvious and practical solution has not been put in operation before. Certainly, if a fractional part of the huge appropriations for cash relief since 1933 had been invested in providing families each with a few acres of fertile land and necessary farming equipment with intelligent supervision, most of our unemployment problems would have been solved. The land provided such families should be paid for by them on a long-term plan so that they might have the satisfaction of fully rehabilitating themselves without the stigma of accepting individual or government charity.

The longer this program is postponed the more difficult it will be to put it in operation, for people supported in idleness forget that WORK is basic to human wellfare and happiness. They degenerate and fall victims to false ideologies until the building of former generations is destroyed and they must start all over again in the same old treadmill which History has repeated so often.

I mention this, not because our San Fernando Valley is a place in which these Migrants should be settled. Values here are too high to make any such plan practical or possible. Those unfortunate people must start in sections more remote from population centers where land values are cheaper. In such locations they may become self-supporting substantial citizens. My reference to this plan is made to-night because, in its essence, it is closely related to the"garden-acre" home which has been my hobby ever since I started my development work in the San Fernando Valley in 1911.

You, who have watched with me the steady and rapid growth of population in this fertile Valley from a barley field in 1911 to the fastest growing section of Metropolitan Los Angeles in 1940, know that the foundation of this phenomenal progress was the productivity of our land made possible by a dependable supply of water from the Owens River Aqueduct. The incorporation of this entire valley into the City of Los Angeles in order to secure this water supply at once made land values too high for large scale farming. Intensified and specialized farming such as citrus, dairies to supply the city and poultry, which at one time was a major industry in the valley became necessary to make the land profitable. The poultry industry particularly has given support to many families on small acreage, bringing in annually millions in cash to increase the purchasing power of this section.

But the real back bone of our development has been the garden-acre home. The entire valley is dotted with small homes located on plots one half to five acres in size. In these modest, comfortable little homes reside families who live on the fat of the land with a minimum of cash expenditure. A few nut and fruit trees which add increasing permanent value to the land from the day they are set out--a garden plot which supplies the table with vegetable in season--some chickens or rabbits to enrich the menu and perhaps bring in a little extra cash--all these

are cared for by an energetic man in his leisure time. If there are children they learn by helping him the richest lessons in the fundamentals of living. From such an acre the thriftyhousewife fills her pa ntry for out-of-season use and the entire family, sharing the routine of daily chores, enjoying together the fruits of their mutual labors, become a partnership; the kind of social and economic partnership which is basic to the well being of a healthy Nation. And this partnership, in working intelligently and systematically with Nature to secure her bounties, extends beyond human realtionships. It allows man and women, boys and girls, to experience that supreme joy which comes from being a Co-Creator with the Creator of All Law.

This little garden acre home, found at its best here in the San Fernando Valley, is the modern counterpart of the good old American Farm where our Free Nation had its beginning and from which we can never depart in principal if we are to maintain that freedom.

In very recent years, since Los Angeles has become the fifth largest city in America, with the motion Picture industry, oil millions and various new industries pouring great wealth into its environs, the San Fernando Valley has come into favor as the location for "gentlemen's estates". We now boast many notables among our citizenry whose beautiful mansions and broad acres add prestige and wealth we old-timers scarcely dared to dream of. Naturally, each town in the valley favored with the presence of celebrities as citizens thereof is proud of the fact and we enjoy vieing with each other in the prominence of our "Honorary Mayors". Undoubtedly, each of these well known persons has a following, a certain percentage of whom will come to look us over at least and some will come to stay.

But let us not have our heads turned by this recent influx of wealth into the valley. Remember, the number of wealthy people is

always very limited. It is, after all, the great number of small income families who make a city--retired "Little Business Men", retired army and navy men and pensioners from industries and municipalities back in the less favored climes on the other side of the Rockies,-who will bring to us the greates buying power and these, by their numbers, will increase values and bear the biggest share of the tax burden in the ultimate development of this Eden Valley to its highest use.

So I stick right by my old hobby, the garden acre home.

The economic adjustments through which our country is going in adapting itself to the mechanical era, indeed, the social chaos we witness throughout the world, is making men think seriously as they have not thought in several generations. We have been moving so fast and furiously in our frantic efforts to keep up with the times that in many places we are seriously out of balance. When men come to stop and consider the many new devices which have intrigued and confused them they realize that it is impossible for them to get away from the prime fact that LIFe depends on FOOD supply and FOOD comes from the SOIL, however synthetic the food we eat or the clothes we wear, the fuel we burn and the material from which our houses are built, its ORIGIN lies in the GOOD EARTH. Man and the soil are inseparable so long as life is to remain in the form we know it.

There Was No Wolf At Their Door

By JOHN STEVEN McGROARTY

(Reprinted from Sunday's Los Angeles Times Magazine)

WE WERE on a high road, and when we came to a summit of a hill we looked down on a little Valley where there was a group of homes on little farms. And then we bethought ourself of an old friend who had a year or so before located in that place.

It was not far from a town in which he had a job. We remembered that he told us, one time, that he had taken the advice of wise men and had supplemented his job with a little acre patch of ground from which he said he planned to "take," not "make," his living.

So, what did we do but steer Henry down into the little valley. And, next to no time, there we were at our old friend's house, and himself at the roadside to welcome us.

You are having a day off from your job, we said to him. Yes, he replied, I am having every day off from my job now. I lost my job, he said. But, before we had time to say we were sorry, he laughed and said, it's all right, don't worry. You are just at the right hour to have dinner with us.

Now, it isn't every day that you will meet a man out of a job who will ask you to stay for dinner. Likely as not, instead, he will give you a hint to ask him to have dinner with you.

It was as good a dinner as we ever ate anywhere in the world, and we have dined in many a country and sometimes at grand hotels, the guest of rich men. There was everything on the table that a man's palate could desire.

When the meal was over and the children had scampered off to play with their pet rabbits, dogs, chickens, gold fish and some gray squirrels they had tamed, our old friend told us his story.

You should have been here, Conductor, he said, last spring when we planted this place. You know, our children were born and reared in the city on stone sidewalks. They thought their food came from grocery stores in paper bags and tin cans. They thought milk was made in a factory.

Well, when spring came and we started in to plant seeds and berry bushes and young fruit trees and all that, you never saw a bunch of kids so excited as they were. When they were told that those dead seeds put into the ground would grow food they were doubting Thomases to the last man. But, pretty soon when out of the ground little sprouts of green appeared they were plumb crazy with delight. They were out in the garden every morning at daylight to see what happened during the night. And, when at length everything was bearing and they had their own corn and vegetables, their own berries, and there was either rabbit or a yellow-legged rooster for Sunday dinner, with our eggs that our own hens laid, they became thirty-second degree members of the Farmers' Union.

As our friend spoke we looked out of the window of the house at his children and the mother of his children. The red of roses was in their cheeks, the light of morning in their eyes. Their laughter was like the music of singing sands in the waters of a brook.

A lost job? What did it matter to this man. He stands in no bread line at a charity soup kitchen. God keeps him in the shadow of His wing.

Reprinted from Los Angeles Times Farm and Garden Magazine—November 29, 1931

In Lieu of Old Age Pensions

The Right Way Out

RURAL-LIVING INDUSTRIAL SYSTEM NEEDED

By W. P. Whitsett

Chairman, Board of Directors, Metropolitan Water District of Southern California

THERE can be no permanent relief from the strain and suffering of recurring depressions until our people seek the soil. For the past 100 years we have been getting farther and farther from the source of our food. Industry is building greater and more crowded cities whose millions must keep the wage-wheels turning or starve. Their very existence depends on the loaded food trucks clattering into the city all night long from the farms beyond.

That food, needed every day by every worker, is grown by some one else and must be paid for out of never-certain wages. Until our workers are able to draw from the soil at least the minimum food necessary to sustain their bodies in health, in work and out, there can be no security and there must be charity.

Thomas Jefferson saw this all over a hundred years ago. At the time our Constitution was being drafted he laid down the principle that this government of the people and by the people can succeed and live only as long as a great majority of the people draw their freedom and independence from the soil.

For some years I have given the problem my best thought. Both in America and Europe I have studied the possibilities and workings of a plan whereby industry would draw its labor from a sturdy citizenry whose sustenance and health are taken directly from the soil. My observations abroad show that those nations whose workers are most universally joined to productive land are the happiest and freest from consequences of a world depression.

No other place in the world is so ideally adapted for sustaining a rural-living industrial system as is Southern California. Here an acre of good land with water will supply many of the food requirements of a family clear through the calendar. One man with a few hours of intelligent labor morning and night can keep his acre trim and his larder full. During the day when there is work, he is contented at machine or counter. When dull times or old age come along, he falls back to his comfortable home without regret, his savings giving him whatever necessities of life the land will not provide.

Industries will come to Southern California in ever-increasing numbers as the world center shifts to the Pacific. They will, for natural and economic reasons, concentrate at certain points. The area around will be subdivided into productive garden acres, each with its modest and comfortable home. From these acres to the factory will come daily the workers traveling by auto, in groups or over the rapid-transit systems. During the morning and evening hours, and on the week-end, the worker will be healthfully engaged among his vegetables, trees, vines and coops. As the working day is shortened, as it inevitably must be, more time will be available for his intensive gardening.

This plan does not propose to make every man a farmer. Nor does it intend to create an independence in luxury. For the ambitious man it represents food, health, a home, security, and independence, whether the factory whistle blows or not, both in youth and in age. By joining our thousands of idle or misused acres with our willing thousands of jobless now pounding the cold pavements, a new era of prosperity can be started in this nation yielding through the years men and women of the type and spirit for which America is known.

Garden, Goat and Grub Beat Busy Battle in Town Turmoil

(Reprinted from Farm and Garden Magazine Los Angeles Times)

By Mrs. E. Ray Peterson

(The following letter was written last fall by Mrs. Peterson as a requirement in the Second Annual Small Farm Home Contest, sponsored by the Farm and Garden Magazine and the Los Angeles Chamber of Commerce.)

One of the fundamentals of human happiness is a feeling of security.

This fact has been emphasized for us during the past two years, particularly on winter nights when we sit beside our glowing fireplace and read of the want and uncertainty harassing the world, centering mainly on the wage earner. At such times we think of our winter garden outside, of the food value in the banana squash, dried onions, English walnuts and the hundreds of quarts of fruit stored in our dugout cellar. We do not forget the goat milk and meat, the eggs, chickens and squabs which complete the balanced meals produced on our little farm.

Lettuce, Swiss chard and New Zealand spinach furnish our winter greens. Beets, carrots and cabbage add variety. Our summer garden this year supplied us bountifully with carrots, beets, corn, cucumbers, green beans, eggplant, summer squash, onions, turnips, tomatoes and green peppers. Three year-old Youngberry bushes yielded twenty-seven cups of berries. In the spring, starting in February, a row of asparagus twelve feet long produced eighty-five pounds of choice food.

We feast on figs from June until Thanksgiving. Watermelons will last until November. Our arbor, aviary and dooryard fence are covered with grapevines; we enjoyed Concords from the first of July until the middle of October. Our home is brightened with flowers and ferns from our garden the year around. We especially prize the fragrant Chinese lilies for our Christmas table.

Due to our intensive system of growing trees, espalier style, on the fences, we have forty-four (mostly fruit) on one acre. In addition, we have our flower and vegetable gardens, a four-room cottage, feed room, garage, cellar, goat pen, pigeon loft, arbor, aviary and units for 1800 chickens.

It is my opinion that the raising of goats is an economic feature on the little farm that is not fully appreciated. We have three goats which keep ourselves, the cats and our two big dogs plentifully supplied with rich, easily-digested milk. The kids are raised to about six months and then butchered. This year four kids have arrived. They will produce about forty pounds each of good mutton when dressed. The cost of rolled oats and alfalfa to raise them will not exceed $10 and they will produce about $40 worth of meat.

And All on a San Fernando Valley Acre

We moved from Los Angeles to San Fernando Valley five years ago. Although my husband had a good salary in the city, we were nearly always worried financially. It took much courage to give up a definite income for the uncertainties of farming, but we have lived better and worried less since making the change. Our greatest gain has been improved health, which my husband was compelled to seek in the open. He has been restored fully. He works out six months of the year and spends the rest of his time raising poultry.

We are busy, happy and contented while a lot of the world goes by—worrying about its next meal. It would take an awfully big stick to drive us out of our little Garden of Eden.

Roy V. Milner, Assistant to

W. P. WHITSETT

Phone Van Nuys 415
Evenings Canoga Park 205

6410 Van Nuys Blvd.
Van Nuys, California

Comprehensive Group Plan of Home Ownership Urged By Founder of Van Nuys

Advocates Suburban Acre Homes Within Commuting Distance of Regular Employment for Men

Firm in the belief that there will be no permanent relief from the strain and suffering of recurring depressions until people seek the soil, W. P. Whitsett, founder of Van Nuys and chairman of the Metropolitan Water District Board of Southern California, has this week launched a comprehensive campaign for group plan of ownership.

The plan, with a reprint of an article by Mr. Whitsett appearing recently in the Los Angeles Times and The Van Nuys News advocating acre homes, was mailed this week to 650 leading employers of Los Angeles and already the response from these has been most gratifying.

W. P. Whitsett

Under the caption "Jobs for the Willing —Garden Estates for the Worthy —The Whitsett Group Plan Tells How—Sound and Conservative" the plan in detail follows:

The Whitsett Group Plan proposes to enable families in groups of five to secure Garden Acre Homes. These garden acre homes should be built at the same time and in the same locality. Among the economic reasons underlying the plan are the following:

1. Five workers going at the same time from their neighboring homes to a common working place, and vice versa, can travel in the same automobile as cheaply as one.

2. The building of five homes on neighboring acres at the same time can be done better and more cheaply. In addition, there are many other economies which can be worked out in living and gardening activities.

3. Under the Whitsett group plan, the garden home places are usually better managed. Wherever there exists a friendly discussion of common problems of planting, growing and harvesting, and the care of trees, gardens, animals and fowls, mistakes are fewer and the results surer.

How Are the Acres to Be Had at the Minimum Cost?

Let us take the Van Nuys section in the San Fernando Valley with which I am most familiar, and where the water and soil conditions are ideal for gardening.

First, the banks or reputable realty companies would be contacted to obtain information as to foreclosed ranches located on improved streets having all utility services installed, and which would be suitable for dividing into acre units.

The next step would be to have the banker or realtor indicate such ranches as were delinquent or behind in interest payments. Inasmuch as ranches with fully improved streets and utilities installed are taxed too much to make farming profitable on an income basis under present conditions, the owners must subdivide into smaller units in order to profit by street and utility improvements, and to liquidate the loan. From a subdivision standpoint, the owner of say a 40-acre ranch, could afford to make a discount of from 25 to 50 per cent of the actual value of five acres in order to have built on them five well-designed houses owned and occupied by thrifty, industrious people.

One should be able to buy under these conditions, an acre that formerly sold for $2500 or over, for from $500 to $1250 — or about $1000.

Five 5-room houses built at the same time including double garages, driveways, sprinkling systems, etc., should cost around $2500 each. This is probably $1000 less than similar houses have been selling for. In other words, a 5-room house and an acre of ground can be developed for about $3500.

How Is It to Be Financed?

A conscientious and modern employer would no doubt be willing to lend his credit to five of his best and most productive employees in need of such homes, matching their savings equally up to $750 each, for which the employees will give a monthly installment note for $750, drawing interest at 6 per cent. This note would be repaid at the rate of $15 per month, including interest, the unpaid balance to mature at the end of 3 years from date of issue. The notes would be secured by second trust deeds, and by life insurance policies, the property being insured against loss by fire. If the members of the group are selected by their employer who knows them well enough to lend them his credit, a building

(OVER)

and loan association with whom the matter has been discussed would agree (subject to approval of the homes and their location) to loan in the first instance, $2000 on each acre with interest at 7.2 per cent. Repayment of this loan would be made at the rate of $10 per $1000 monthly, which includes principal and interest, or $20 per month on the amount loaned.

At the end of three years, this building and loan association will return to the employer the balance due him, adding it to the amount due from the group member, provided, however, all installments have been met promptly and the value of the property increased by proper care and planting. If the additional $15, including interest, were paid back each month on the $750 advanced by the employer, the total monthly payment would then be $35 a month, representing $15 to the employer and $20 to the building and loan, both including interest; which amount would probably be less than the rent of an inferior place on a 50-foot lot. Such a garden acre can be made to produce this $35 per month.

Why Should I As An Employer Do This?

The important fact today is not how much money the employee receives, but how much good does it do him—how well does he eat—how comfortably does he live—how free is his mind from financial and other worries when he is doing your work. A satisfactory answer to these questions determines whether a worker is a profitable, or unprofitable, employee in your organization. This plan is the first step to a satisfactory answer.

A garden acre home is a job in reserve during the prime of life and a pension in old age. If your employees were happily located on garden acre homes which you had helped them to acquire, you would not have the same feeling about reducing your force to take up the slack when you are losing money, fou you would know they could utilize their own time to good advantage by increasing the productivity of their garden acres.

Furthermore, of their own accord they would want to retire from your service as age began to slow them down because their garden acre home should be paid for and they would have learned how to provide for their wants adequately and enjoyably from their own gardens. There is no way you can so economically pension your faithful employees, and at the same time bring such satisfaction and contentment to them as by now aiding them to provide for themselves in this manner.

Of course some of your eligible employees desiring to avail themselves of such an opportunity would feel a lack of knowledge of how and what to grow. To meet this situation, an arrangement can no doubt be made with the Agricultural Department of the University of California to get instruction for these family groups in the proper planting and care of gardens, trees and the care of animals and fowls.

At this time special discounts on materials, on plans, and supervision of construction by competent engineering architects can be obtanied. For the best efficiency and lowest cost, all building material should be purchased for cash, and labor engaged by contract and well supervised.

There is no better way at this time of putting men to work than by starting to create such places. An absolute shortage exists of well constructed, moderately priced houses on desirable garden acres. Today materials can be had practically at cost for cash. Therefore, almost all of the money put into such a plan would be for wages. There is not a more constructive move could be made than putting capable mechanics to work building homes on garden acres at cost, for deserving families.

Evolution or Revolution—Which?

Today a parting of the ways confronts our economic and social systems The road we have been traveling leads to revolution. The plan just presented will make better citizens—defenders of property rights, and the Nation, and can be made to return to the employer every dollar put into it with interest at 6 per cent. Will you divide with your less fortunate employee some of the great ability which has made possible your business success?

If the situation were reversed and you were building a house, and one of your employees was qualified by experience in this special field of financing to be of assistance to you, his loyalty and cooperation could be had by you for the asking. Your employees sorely need your knowledge and assistance in this grave problem of theirs.

How Can the Employer Proceed to Interest His Employees in This Plan?

Through some member of the firm or personnel department. It is proposed to form committees consisting of three members representing the three largest civic organizations in a city to work out details with the employers in putting this group plan into operation.

Available circulars can be procured for distributing among employees through W. P. Whitsett or such committee when formed. Someone will be furnished, if requested, to present this plan to a group of employees. If one of the employees of a firm is interested he can work up the first group of five. When that is done then the architect, to be selected by the employer or community group, will work out with each family the details of the floor plan. When that has been approved the group, including the employee handling the matter, a representative of the employer and a representative of the building and loan association that will agree to loan the money under the stated conditions, will consider for approval the floor plans, elevations and the location. All money will be paid through the building and loan association as the work progresses.

It is conservatively believed that before three years have elapsed, the second trust deed can be liquidated, and a revolving fund set in motion to aid other groups in securing garden acre homes at cost. These groups would be known in the community in which they are located by the name of the firm which made them possible, thus creating additional pride and interest in appearance and utility. The Whitsett group plan is most workable in depressed economic periods when land values and materials are cheap, and good mechanics available. It puts men to work **NOW!**

The following address was made by W. P. Whitsett, founder of Van Nuys and chairman of the Metropolitan Water Board, in the radio program sponsored by the Van Nuys Chamber of Commerce.

BACK TO LAND PLEA MADE IN RADIO BROADCAST FRIDAY

W. P. Whitsett, Founder of Van Nuys, Tells Listeners of Great Possibilities for Economic Independence That Awaits Thousands With Reduced Incomes

Using as his subject, "The Return to the Soil Movement," W. P. Whitsett, founder of Van Nuys, Friday afternoon made one of the most interesting and informative addresses ever broadcast in the interests of the Valley. His talk delivered over radio station KELW during the fifteen minutes allotted to the Public Relations Committee of the Van Nuys Chamber of Commerce was as follows:

As Mr. Kaufman, the Radio announcer stated, the return to the soil movement has always held for me a vital interest. We cannot get away from the fact that practically everything we eat comes from the soil.

Some years ago, after having started the town of Van Nuys as a community supported by intensive agricultural production, I felt a strong desire to see for myself the manner in which the nations of Europe with more years of civilization behind them, and with more congested populations, were solving their problems of living and food supply.

I went to Germany, France, Belgium and other countries, and saw their small, neat farms carefully cared for and wonderfully productive. In France, for instance, I saw numerous places where the people living in communities went daily back and forth to the farms they cultivated. They seemed very happy.

Of much greater interest than these, were the gardens immediately surrounding some of the large industrial centers of Europe. Here a man working in industry would maintain a small plot of ground, sometimes less than an acre in extent, to which he would devote his evenings and wee-ends, traveling back and forth on his bicycle, and producing sufficient vegetables and other products to meet most of the food requirements of his family.

The significant thing that I want to point out about this arrangement is the fact that the man was regularly employed in industry but at the same time was supplying a great deal of the food requirements of his family direct from the soil. That is a lesson which we must learn. This nation started as an agricultural nation. Then came industry resulting in a concentration of the people in cities, which reached its peak following the Great War.

In leaving behind them their land, our people lost to a great degree their security. Instead of living off the production of the soil which they produced with their own labor, they now spend their entire time at machines or desks producing commodities, a large part of which must eventually be exchanged for food. While the job lasts, food can be obtained in this way without difficulty. When the job fails and the pay stops, the individual is faced with the problem of finding something which can be turned over to the food producer in exchange for his product.

Machine Age Influence

The machine age is gradually resulting in not only shorter hours of work a day, but fewer days work a week to produce the consumptive requirements of the nation. Shorter hours of labor mean

(over)

decreased income and emphasize the necessity of supplementing the individual's producing capacity.

Unless this problem is met, the strain and suffering of recurring depressions will become greater and greater. The only permanent solution is for our people to turn again to the soil from which they have been getting further and further away. The food required every day by every worker is now largely grown by some one else, and must be transported at increased cost and paid for out of never certain wages.

Until our workers are able to draw from the soil at least the minimum food necessary to sustain their bodies in health in work and out of work, there can be no security and there must be charity.

Future Living Conditions

In the future, industry and productive garden soil can and will be more closely associated. To the individual a vital economic question is not how much wages he receives, but how well can he eat, how comfortably can he live, and to what extent can he rely upon himself for these basic necessities of life.

For the solution of this problem no other place in the world is so ideally adapted as Southern California to sustaining a rural living industrial system. Here an acre of good land with water, will supply many of the food requirements of a family clear through the calendar. One man with a few hours of intelligent labor morning and night can keep his acre trim and his larder full.

During the day when there is work, he is contented at machine or counter. When dull times or old age come along, he falls back to his comfortable home without regret, his savings giving him whatever necessities of life the land will not provide.

Definite Migration On

As a direct consequence of reduced income and increased unemployment, the American nation is now in the midst of a very definite migration from the city to the soil. The life which these newcomers to the land are finding is not that with the hardships of the lonely farms of our youth of of which our parents and grandparents tell.

They are going to pleasant homes surrounded by a garden of an acre or more in extent in the territories immediately adjacent to the large industrial centers. In these regions all the conveniences enjoyed by the city dweller are available. He has immediate contact with the city life by means of his car over the paved highway systems.

Electricity lights his home, gas cooks his food and warms his house, and he has water under pressure for all the requirements of both his house and his garden. His own garden supplies him with fruits, vegetables, berries and other produce of better quality and fresher than he is able to buy. Such requirements as demand actual cash are met by working in the adjacent industries when employment is available.

Valley Ideally Located

For such a development the San Fernando Valley is most ideally suited on acount of its location, climate and the deep fertile, silty soil. It has ample improved streets abundant water under pressure and all other utilities such as gas, electricity and telephone. It is close to increasing industry.

Highly improved highways lead to all parts of Southern California. The most important fact is that a garden acre with all of these advantages can now be obtained for less than the price for which a singe lot formerly sold.

Great Possibilities Here

Think what it means to you to be able to purchase a garden acre for $1,000, with all these improvements installed and paid for. Think of being able to build a modern 6-room house for $2500—a garden acre home complete in the city of Los Angeles for $3500. We invite your attention to the Garden Acre Home possibilities of the Van Nuys district.

In summary remember this: a Garden Acre Home in the San Fernando Valley with its cheap, abundant water, is a job in reserve—a pension in old age. That Garden Acre Home can be had complete under present conditions in the highly developed Van Nuys District for $3,500.

The Van Nuys district is in the City of Los Angeles.

20 minutes from Hollywood;

20 minutes to the University of California;

30 minutes to the ocean;

30 minutes to the fastest growing industrial center in the western part of the United States.

THE REAL SIGNIFICANCE OF THE SMALL FARM HOME

IN LOS ANGELES COUNTY

The Annual Small Farm Home Contest was inaugurated in 1929 in order to develop experience information as to how families have planned and worked out home places on small acreage and is disseminated as an aid to those who seek semi-rural living in Southern California. Prizes are offered for the best homes in three classes, taking in half-acre, acre and two-acre places. Awards are made largely on the basis of judging what these homes have contributed to better living for a small farm home family, as explained in a letter to the sponsors. These letters will be published in this magazine, the winning places to be featured in a special issue. Entries this year were limited to Los Angeles and Orange Counties.

Letters received so far clearly indicate that the small farm home has been a vital factor in tiding many families through partial and even full unemployment this year. Visits made by the judges to the places entered in the contest also prove that the small farm home is meeting one of its principal objectives, that of adding to the security of the worker. We have seen cellar shelves lined with canned fruits and vegetables, and have examined stores of dried beans, corn and other foodstuffs set away for the winter. We have heard many stories showing the part the garden, the orchard and the poultry pens have played in supplying family tables during the summer and fall. And, what is more important, we have found that most small farm home families are healthy and contented and are facing the winter with a much better spirit than is displayed by the average city dweller. Family heads not in employment have been finding an outlet for their energies in producing food for the table and, in many instances, for sale, the proceeds being used to purchase supplies not possible of production on their home places.

We talked to a carpenter who had had but a few days' work during the spring and summer. His garden of vegetables and berries, his fruit trees and his poultry had not only supplied the family table, but had gone in trade to the neighborhood store for groceries. He hadn't paid out any cash for groceries since early in May, he said. We visited another entrant who had found himself without employment early this spring. He had an acre home with a few fruit trees. His family of five children had to be fed. So he broke the ground between the trees and planted vegetables, which not only carried him through several months without work, but put a little cash in the bank, after a lot of stuff had been

canned. I could cite dozens of similar instances to prove that the small farm home has proved its worth in the economic setup of Southern California, particularly during depressed conditions such as we know at the present time. The judges will consider this angle particularly this year, although since the inception of the contest this has been the primary objective of the small farm home movement, as we see it.

For the benefit of those who have not followed the progress of the contest and who are not familiar with the small farm home program in Southern California, perhaps some explanation of its purposes should be given.

As we define it, a small farm home in Southern California is, as a rule, a place of a half-acre to two acres, developed as a home and not as a sustaining unit, by a family the head of which is in employment or receives income from sources other than the small farm. The objective of this mode of living, therefore, is not directly economic; it touches the economic side largely through its social aspects.

The most successful small farm homes we have seen have been established by men and women regularly employed in city or town. They have developed these little places in an effort to create a better environment for their children and themselves, knowing that the semi-rural home, when well located, has all of the advantages of the city, with none of the limitations of urban surroundings.

The small farm home differs from the small sustaining acreage proposition in that it is not a commercial venture, but is primarily a home place where the investment in better living and happier home life is reflected back in greater efficiency in the daily tasks which bring income. Production on these places is directed toward saving rather than earning, with most of the produce used for the family table rather than offered for sale. Thus the income of the family from employment or other outside sources is more elastic.

We find many people successfully located on small acreage sustaining properties with poultry as a specialty and the source of entire income. However, as such ventures are strictly commercial and are surrounded by a set of influences differing from those to be found on the small farm home, they should not be confused with the latter. One is a business; the other a home.

Over a period of several years, it has been observed that a large proportion of those who have sought semi-rural living with the idea of developing a home primarily, are successful. On the other hand, too many families who have attempted to develop sustaining units with limited acreage have failed. It takes greater

WATERFALLS

BOND

initial capital, hard work and a lot of perseverance to make a living on a small acreage and few achieve more than a frugal living at that. People in such circumstances, however, have all of the advantages of rural life, which may compensate them in some instances for the intensive effort required to maintain themselves.

The small farm, as a home only, however, appeals to many because it does not impose the necessity of sustenance on the land yet insures all of the desirable features of country environment. The sponsors of the small farm contest see in the small farm home a valuable adjunct to our economic development, and particularly our industrial development, which has been so rapid in this area during the past decade. Los Angeles has no tenement district or over-crowded sections where industrial workers live, nor does it want this sort of thing to become a part of its social structure. Rather, it is hoped that a large area of land contiguous to the industrial districts of the city can be developed to small farm homes for the worker, where he can be assured of ideal living conditions.

It is easy to believe that the worker on the small farm home will be the most desirable type, in that he will be established. Certainly, he will be more efficient under the wholesome conditions which surround this mode of living. He will be more secure, too, as his income will be more elastic due to the savings that accrue from the production of food which goes on the family table.

Being more secure, he will be able to protect his own status and yet be reasonable in his demands on his employers. During periods of economic depression, when it may become necessary for industry to go on a short-week basis, he will be able to maintain himself economically. His days away from his labor will be neither the economic nor the social loss they might be to the man not so situated, for he will at least be able to produce a lot of food to eat and may have some for sale or barter.

We learn in recent reports that Henry Ford has issued an order that every married employee must have a vegetable garden next year. It is also reported that he will furnish expert gardening advice to his people. There is some merit to this plan, but at best it is only a temporary expedient designed to meet a situation that will be increasingly met by labor as time goes on.

The small farm home as we know it would be more difficult to work out in the East than in Southern California - that is, the margin of utility would be less in the East, where the growing season is comparatively short. The possibility of all-year round production in the Southland, as well as outdoor living each month

of the year, is one of the principal contributing factors to the success of the plan in this section.

Those of us who are sincerely interested in the small farm home movement are thinking of the future. We see in this type of home a possible way to work out the much-discussed employment insurance, or perhaps old-age pensions for workers. Possibly our ideas in this connection are out of line with the times; perhaps in offering them we are taking place with the amateur economists. Yet we do know that the small farm home as a unit has been a success and we feel that there is every reason to believe it could be made a part of a comprehensive plan to make living conditions for workers more secure.

To effect stability of employment, and assist in underwriting the economic security of worthy employees in the years beyond productive labor, large industrial concerns should find it advantageous to purchase tracts of land, developing them into half-acre or acre homes, these to be allotted to employees who desire small farm homes on a lease basis with an option to buy at cost. Payment of rental or purchase price could be taken from the pay check.

This plan has been advanced for several years by Dr. George P. Clements, manager of the agricultural department of the Los Angeles Chamber of Commerce, who is considered one of the most capable land economists in the West.

Plainly stated, this program seems radical. Let us go a bit further, however, in our explanation, then examine it for flaws.

Obviously, any large employer of labor adopting such a plan should protect the integrity of the enterprise, first, by sound development and, second, by careful selection of those who are to benefit by the project.

The land should be situated within economical range of the industrial centers and should meet all agricultural requirements, save price. Its location would preclude any possibility of a valuation based on true agricultural worth, which, as we have pointed out, is not a primary consideration in the type of small farm home project under discussion.

It would also seem wise to seek the cooperation of the County Planning Commission, to the end that such projects meet with its requirements. While I am not altogether familiar with the powers of this body, it seems likely that certain areas could be zoned for this purpose. The most logical districts at the present time are those lands contiguous to Los Angeles on the east, which,

during the speculative era a few years ago, were taken out of agriculture, ostensibly for urban development, and which are not now being devoted to any sound economic purpose.

The plan for placing families on the land should be carefully worked out. We hear some interesting suggestions in this connection, some of them combining the best (or worst) features of a Utopia with those of the modern real estate "cooperative" projects. But for the protection of the small farm home movement and in the interest of all concerned in a specific project, it would seem most desirable that the opportunity to purchase should be a reward for service and that there should be a definite trial period before final purchase is made. Each property should be sold under a liberal contract, but under one having certain restrictions designed to maintain the integrity of the project as a small farm home center. Among these restrictions, one should prohibit the further subdivision of the original unit, whether it be a half-acre or acre, for a period of years at least.

Development should be under the direction of a man who is thoroughly familiar with conditions in this section and all improvements should be in line with accepted practice. This does not mean that home owners could not follow their own bent in layout and planting, but that they should be given full assistance so that none of the fundamental practices should be violated.

This plan, we believe, is sound because it eliminates the speculative costs in small farm home development. In the past, the high cost of such tracts, together with unknowledgeable development, has been the principal limiting factor in the success of small farm home life.

It would take some time for industry to work out such a program, but I believe the idea is in line with progress. We have always boasted that labor here profited by the California environment. If that is true anything making for better living conditions for workers profits everybody. In the meantime, hundreds of families are seeking small farms and we are advising many each day as to the possibilities and the limitations of such projects.

The way "back to the land" is not a royal road by any means and no one should attempt it without first securing all the "travel" information available. The advice given by the contest sponsors to those who wish to develop small farms will be discussed in an article to appear in an early issue.

Reprint from Los Angeles Times,
October 11, 1931.

Los Angeles, California
December 2, 1931

What can you, as an employer, do to fulfill our common duty to alleviate the present economic conditions? What can be done to avoid even worse conditions in the future?

I am enclosing an article reprinted from the November 29 issue of the Farm and Garden Magazine of the Los Angeles Times, which deals with this question.

God intended man to have water and land. Too much machinery and cement have proven a poor substitute. Your deserving employees can simply and with profit to your organization, be assisted in eliminating from this mechanized age the insecurity of periodic depressions and the fear of old age.

We believe we have a proven, constructive, and workable plan, known as the Whitsett Group Plan, about which you should know further details.

I am discussing this matter now with some prominent employers of Los Angeles, and would appreciate having you phone me for an appointment to talk the matter over.

Sincerely yours,

W. P. Whitsett

Phone:
Michigan 9261

Monday, Feb 8, 1932.

Mr Whitsett:

Report re Planning Commission

Met Engineer Smuts and his assistant Mr Woodman this morning in L.A.

Garden Acre Subdivision:

Smutz and Woodman agreed to recommend same Except

They will require dedication of 60 foot streets every 1/4 mile North and South

They will not permit such subdivision in a strip of land 1/2 mile wide around Van Nuys Townsite or in blocks at present 50% subdivided into lots

They will require corners at boulevard intersections to be subdivided in square form at least 150 x 150 so as not to subject corner acre to menace of future assessments on its long side and to protect business zoning on said intersections.

Matter will have to be decided by the Subdivision Committee of the Planning Commission and they agreed to arrange a meeting of said Committee for me to attend on Wednesday or Thursday of this week so that we may have the matter decided and know whether we can go ahead or not as soon as possible.

It may be necessary to amend some ordinances or make some new ones to get it through.

Allow 1 cow, 2 sheep, 2 goats, 2 pigs, chickens and rabbits. What happens in event of increase in the family among said stock was not decided. not decided whether net or gross acr

They are going to zone the valley. That is definite. They claim that they have been orderd to do so by the Council by Ordinance and that to stop it would take a new ordinance.

Zoning:

They have agreed to keep Chandler Boulevard frontage in single residence zone as requested by Mr Platt.

They have agreed to do away with the industrial zone along the railroad East of Hazeltine. That clears your Oxnard ranch of that menace.

They stilladhere to light business zoning at every 1/2 mile intersection with heavy business zoning at every mile intersection.

As a compromise Smutz said he would consider recommending to the Commision ~~to zone only for light business every 1/2 miles~~ to zone for light business every mile and to heavy business every 2 miles West of Kester but he was firm on the other zoning East of Van Nuys.

They still adhere to the multiple residence zoning along all boulevards except Chandler Blvd. Coult not budge them on that.

Ventura Blvd zoned for business.

All West of Sepulveda alo ng the R.R. zoned for industrial.

Dairy situation left as now, that is all present dairies are protected by special permits and future dairies to be permitted only by approval of Commision and showing thatsame do not injure the neighborhood.

Zoning will prevent garden acre owners from selling their products in front of their places but Smuts said that he would recommend that present ordinance that " may be used for farming and the raising of demestic live stock and poultry with the necessary building incident thereto" be construed bythe Planning Commision so that a trmporary stand will be considered "Necessary buildings incident thereto".

The trouble will be to define the difference between a temporay stand and a place of business which the zone prohibits.

Nothing to prevent sales of produce at every 1/2 mile intersection, however. Do not anticipate any trouble on this question at present or for a long time but technically it might be prevented and Smutz said he could not think of any way it could be fixed but realized the necessity for it.

(Reprinted from Editorial Page of The Van Nuys News, Thursday, February 18, 1932

The Garden Acre Home Group Plan Explained

Contemplates Possible Building and Selling of 300 Homes With Acre of Land at Minimum Price

An Open Letter By W. P. WHITSETT

President Hoover appeals for the building of homes in order to give employment to idle labor.

Henry Ford says: "In times like this everyone must be willing, for a time, to do business without profit to start the normal processes of industry and business again."

All thinking people see the desirability of getting city dwellers back onto the land where they can, in spare time, produce a part of their living.

Garden acres in the San Fernando Valley, where the owner has city utilities such as pavements, water piped, gas and electricity, and can keep a cow or goat, rabbits and chickens, grow berries and fruit and raise a garden, appear to be the answer to these requirements.

It is therefore proposed to effect a non-profit organization to be joined in or sponsored by the representative interests of the San Fernando Valley with the purpose of building and selling such garden acre homes, in groups of five, for cash, as a community service and not for private gain.

Million Dollar Project

The "plan" contemplates the possible building and selling of 300 houses, including an acre of land, at approximately $3500 each, for cash, involving the possibility of upwards of a million dollars of new business for the San Fernando Valley.

$100,000 Advertising Fund

The "plan" contemplates that the larger interests in the Valley should subscribe 125 acres at $800 per acre, or $100,000 in land, to a Valley advertising fund.

Optioned Land for Groups

The "plan" contemplates the option to said Non-Profit organization of 175 acres additional at not over $800 per acre.

All said lands to be on paved streets, with water, gas and electricity, not over 660 feet deep and price to include all present assessments and taxes paid.

Prices

The set-up to said non-profit organization should then be approximately as follows:

One garden acre	$ 800
House, etc., complete	2500
Total	$3300
5% commission to licensed brokers on land only	40
Supervision of house building, writing advertising, clerical, stationery, etc. (none of this is to go to any member of organization and the balance over necessary expenses to go to advertising fund)	160
Cost to non-profit organization	$3500
Sale Price	3500

Operation

It is proposed to offer the proceeds from the sale of the $100,000 of land subscribed to said advertising fund, to the newspapers, radio and other proper advertising agencies as payment for such advertising.

All such advertising is to be run in the name of said non-profit organization, giving the names of the members and the sponsors thereof.

The said non-profit organization to determine the order in which group sales of said subscribed and optioned lands are to be made in order to be able to offer the most saleable groups first.

All materials to be contracted for at lowest competitive bid and labor likewise to be let by the job to lowest competitive bidder. Local labor and materials to be given consistent preference.

Arrange to give leads to and secure cooperation from all real estate men on some basis fair to all.

Financing to be arranged for those having part cash only.

What Is the Whitsett Group Plan?

The "plan," roughly, is the application of the principle of automobile mass production to that of building homes on garden acres in the San Fernando Valley. When you purchase an automobile you have no choice of chassis or engine. Those have been worked out by eminent engineers to obtain the best type for the money, then standardized and manufactured under mass-production methods to secure lowest possible selling costs. You have a choice only of colors and models.

Well Built Roomy Houses

We have had a capable and experienced architect, at much expense, work out a standardized floor plan of five large rooms, with one room convertible into a third bedroom if desired, two sets of bath and toilet plumbing, and modern features such as tile, hardwood floors, fireplace and double garage, together with numerous alternative elevations of modernistic Spanish and Monterey types with tile roofs. These houses are roomy, attractive, up-to-date, extremely livable and adapted to the San Fernando Valley, and should be an ornament and credit to any community, and the last word in home construction.

By building there under mass-production methods, that is, by arranging in advance for materials for 100 or more and building them in groups of five with different elevations and colors to do away with monotony of exterior design, contracting all labor and materials to the lowest bidders and paying spot cash for everything, our investigations lead us to believe we will be able to build for about $2500 these very desirable, attractive and roomy houses that would probably cost from $5500 to $6000 each a few years ago, and even on this market might cost $4000 or more if individually planned and built.

How can the "plan" be put into operation here and now? Whose cooperation is necessary?

The larger financial and land interests in the San Fernando Valley by subscribing the necessary land for the Valley advertising fund and giving or getting the options for additional groups.

Here is what I will do if the entire program is carried out: I will subscribe five well-located acres to said Valley advertising fund. I will advance $12,500 in cash for a revolving fund with which to build said houses in groups of five each. I will assume the responsibility for the success of the "plan" and furnish without charge whatever time it is possible for me to spare to the supervising of this stabilizing movement and I will also furnish without charge the services of my capable and experienced assistant, Roy V. Milner, to work out the details of said non-profit organization and its sales, in conjunction with his other duties.

Investment—Not Donation

The subscription of lands to the community advertising fund is an investment for the benefit of the subscriber, who receives in addition the direct benefit of having these high-class homes built in groups adjoining his remaining holdings. Subscribers to the advertising fund therefore receive double benefits and such subscriptions may well be considered as a discount on the sale of the entire property. Thirty acres can be sold sooner and for more money with 10 of the houses occupied on the subscribed 10 acres than the whole unoccupied 40 acres could be sold for.

Not a New Idea

Inducements such as these for new buildings and new residents are always a part of carefully planned developments for profit. The Los Angeles Suburban Homes company in its original development of 47,500 acres in this Valley not only advertised but gave a discount of one-fourth of land sales for substantial houses of artistic design.

When I started the town of Van Nuys I gave outright the entire block on the west side of Van Nuys boulevard between Sylvan and Erwin, where the California Bank now stands, to get those buildings erected.

I gave one-fourth discount for all of the early homes.

I gave outright lots for the grammar school, high school, Pacific Electric depot, telephone building, newspaper office, city hall and churches of several denominations. Ten acres and $40,000 cash bonus for the organ factory, 10 acres in town and 40 acres outside for the cooperative cannery and a discount of one-half the sales price on a whole section of land to start the poultry industry.

It may be claimed that those big inducements and discounts were justified because made at early stages of the San Fernando Valley development, but when those big discounts and inducements were made real estate was selling much more readily than it is now and, it seems to me, that present conditions call for some such large scale action even more than then.

In the above instances we received only the indirect benefits of improvements made, whereas, under this proposed "plan" the subscriber receives a much more direct benefit for the improvements are made on a former part of his own land and in addition the subscriber knows that his subscription is used to advertise the whole Valley and for nothing else.

The owner of every 40 acres who desires to sell, in my opinion, can well afford to subscribe 10 acres to said community advertising fund for the benefit he should receive by having 10 of these attractive homes, sold to substantial newcomers, adjoining his remaining holdings, particularly in view of the fact that every dollar received for the subscribed land is to be used only to give publicity to the true and fundamental merits of the San Fernando Valley. Such a subscription would be the same as a 25 per cent discount on the 40 acres. And under these conditions the remaining 30 acres will sell sooner and for more than the whole 40 acres.

3 Year Stabilizing Program

It is designed that these operations be carried on energetically but at the same time in such an orderly manner and with such persistent continuity as to bring cumulative benefits to the economic structure of the entire San Fernando Valley. Averaging a house every three days, the 300 houses contemplated would require about three years to complete.

The operations of such a community-service, non-profit organization and "plan," on the scale contemplated, should stabilize the value of perhaps 50,000 acres, now sagging and facing tax confiscation, give employment to our idle workmen and bring financial life to every business interest in the Valley.

I shall probably have to leave soon for Washington regarding the Colorado River Aqueduct and that is the reason I am putting myself on public record at this time and placing the matter squarely up to the larger land and financial interests in the Valley.

No one man or interest can be expected to create enough activity to "start the normal process of business again" in the San Fernando Valley. It requires community action and cooperation.

Your opportunity is here and now.

Copyright

It is proposed to copyright this plan, if possible, and permit its use elsewhere only on a non-profit, community service basis.

(Rough draft)

There is an opportunity in San Fernando Valley to procure garden acre home places, which not only fits in to the present economic situation but which is unique in the history of these compelling back-to-the-land movements which have always set in when we forget the fundamentals, which are -- that everything we eat and wear as well as our shelter, in fact all the necessities of life, are produced from the earth.

The utmost value can be secured in a garden acre home place under the present compelling conditions of city street and utility improvements which are placed in front of our ranches and now must be paid for, thus forcing the land-owner to dispose of his acreage. These improvements of gas, electricity and water while absolutely necessary to the garden acre home place become a millstone around the neck of the rancher which makes it impossible under present commodity prices to do other than liquidate his holdings.

Homebuilding materials may be bought at less than cost of reproduction and the pick of skilled building mechanics is available. These three fundamentals -- the low cost of an acre of ground and building materials and the availability of highly-skilled mechanics, make it possible to procure a garden acre home of a location, quality and price which have not been equalled before and may never be again.

There is possibly nowhere in all the world to which so great a migration of people is now setting in as to Southern California, where garden soil and water produce more of food supply, for 365 days of the year, than any place we know of.

The Provident Building-Loan Association desires to aid in this unique constructive back-to-the-land movement. We believe that there are tens of

thousands of families whose incomes have been reduced who are seeking means of using more economically their surplus time resulting from the shorter-hour day or the shorter-day week, and are desirous of having one of these self-liquidating garden acre home places -- which mean a job in reserve, a pension in old age, and the security and assurance of a wholesome bountiful food supply for the whole family, 365 days in the year.

Under careful planning and wise purchasing, an acre of ground and modern well-constructed artistic home place can be procured under present conditions for $3500. This is a place that under former conditions in many cases sold for more than twice this amount.

Provident is desirous to aid in this constructive economic program by making first mortgage trust deed loans at $2000 on such places to bona fide seekers of garden acre homes who have at least $1500 of their own money to put into such places. On new construction on this kind of a valuation is loaned $2000.00 on these places at 7.2%, $10 a thousand or $20 a month, to be paid back on the amortized monthly payment plan.

We consider such loans not only helpful and a contribution toward better citizenry, but just as safe as Government bonds, because the lesson that has been learned during the period of depression is going to result in the careful, thoughtful people procuring such places to guard against the uncertainties of the future. And if present times continue there will be literally tens of thousands who are now living in apartments, hotels and rented places who will be forced to procure these garden acre homes in order to balance their budget and keep themselves from eating into their accumulation.

We would like the opportunity to show you how safely and how conservatively

your money can be invested through the Provident in this constructive program.

For a limited time, in order to aid in this plan, the Provident will continue to pay 6% on its investment certificates.

W. J. Weir
Los Angeles Cal
Sun Bath 2.50
Ultra Violet Cal

Fellow Employers and Employees:

This message is addressed to every citizen who earns his living and a living for his dependents by his own efforts, to every citizen who is attempting to accumulate for a "rainy day," to every citizen who is thrifty, energetic and with the desire to better his position. It is not for the "get-rich-quick"; it has little to do with the effort to amass a great fortune. It is a message of reason, of hope and moderation.

From the land come all good things. We, as human beings, are eternally wedded to it. We came from it, to it we shall return. The land, with sunlight and water, gives us our food, our pleasure and our security. We, in America, where the fortunes of some have grown so rapidly, where land could be had for the asking, have neglected the soil, rushed to the cities, toiled at seasonal and uncertain occupations and have worried in distress and want when some unexpected event closes our factory, or shop, or store, and reduces or stops our pay. The uncertainty of employment and the approach of old age are our constant companions.

Contrast this condition with the condition of the man with a home of his own, a home which at one time provides shelter and food, pleasure and recreation, relief in hard times and assistance during prosperity. Here in Southern California lie thousands of acres of the highest type of arable land, ready for cultivation and home building, ready to be made into a place of enjoyment and security. This land, in all sections of this area, is within easy reach of our jobs. We need not forsake the one to secure the other. We may have the one when the other, for reasons entirely out of our control, deserts us

and leaves us a stranded economic unit in our industrial system.

With the realization that -

1. California is one of the ideal garden spots of the world....

2. That land is still available here for garden homes.....

3. That the worker can tend his acre and hold his job in the neighboring city.....

4. That security and independence can be assured for the energetic and ambitious.....

5. That industrial cycles come and go and leave in their wake unexplained and inevitable unemployment.....

6. That land and home building materials are exceptionally low at this time.....

7. That we are approaching a period of housing shortage.....

8. That a program of acre-farm development would stimulate activity and trade.....

9. That banks and building and loan associations are willing to help.....

10. That our country, our state, our community, and the individual will benefit materially by the development of a small land owning class.....

With the realization of the above facts, we submit to you a plan for the development of the small farm program.

There is no stronger citizenry in the world than the small land owner of the Netherlands, of France, of Italy, of Japan, of Germany. These people will not sell their farms for any price. Why? Because their plot of ground and the home on it is their life, their bread, their shelter. When hardship comes to the brother, the cousin, or the father in the city, he returns to the home fire which has remained in the family for generations. Bolshevism appeals little to these people, for they have security and health in their possession. It is theirs. They own something productive and satisfying.

All of us long for land. It is an irrepressible desire. All true aristocracy springs from the land. When we are prosperous and our

money bags full, the jangle of the city streets may call us, but when adversity hits us and fatigue overcomes us, we look to the land for rest and security.

It is proposed herein to assist our ambitious and worthy employes to secure this small farm and home. This is no unselfish move entirely, for the industrial world is learning that true advancement comes by improving and helping our workers and our patrons.

It is proposed to assist in the development of acre farms with homes thereon, preferably in groups of five. The land should be located as near as practicable to your employment, both present and prospective. In cases of worthiness, this company will pledge its credit to a limited extent to start the development. Banks or building and loan associations will contribute. Interest rates are to be low. Total costs must be low -- will be low at this period of deflation. Houses will be started. Acres will be plotted. Central committees will be established to protect the groups in their planning and against excessive improvements and assessments.

The plan will be offered in hundreds of Southern California industries and businesses. Each group or business will care for its own cases, but a general plan will be carried out throughout.

The plan must of necessity include the following:

1. The desire of the individual to own a productive acre home, to work it, benefit by it and enjoy it.

2. The securing of proper acreage for this development; land which is productive, reasonable in cost, and with an assured water supply.

3. The ability to finance a modest investment of from $2500.00 to $3500.00. This can be done through the assistance of the

employer, the employee, the banker and the land owner.

4. The systematic planning and carrying out of building and development through ~~xxxx~~ interested local parties and a central organization.

As before stated, this message has nothing to do with any "get-rich-quick" scheme, is not promoted by realty board or group of real estate holders, but is a message of reason, hope and moderation. It is based upon the belief that the use of the land by wage and salary workers will result in large benefits to all groups concerned, that such a development at this time can be done with utmost economy and advantage, that activity thus started will be felt on down the line and will do much to bring about a return to normalcy.

Details of the plan are now being worked out. If you are interested in your own security, your advancement, and in a little extra work for better conditions, answer the attached questions and return them to your company. The personal and sustained attitude of the individual will make either a success or a failure of this proposed program.

—

JOBS FOR THE WILLING - GARDEN ESTATES FOR THE WORTHY

THE WHITSETT GROUP PLAN TELLS HOW - SOUND AND CONSERVATIVE

The Whitsett Group Plan proposes to enable families in groups of five to secure Garden Acre Homes. These Garden Acre Homes should be built at the same time and in the same locality. Among the economic reasons underlying the plan are the following:

1. Five workers going at the same time from their neighboring homes to a common working place, and vice versa, can travel in the same automobile as cheaply as one.

2. The building of five homes on neighboring acres at the same time can be done better and more cheaply. In addition, there are many other economies which can be worked out in living and gardening activities.

3. Under the Whitsett Group Plan, the garden home places are usually better managed. Wherever there exists a friendly discussion of common problems of planting, growing and harvesting, and the care of trees, gardens, animals, and fowls, mistakes are fewer and the results surer.

HOW ARE THE ACRES TO BE HAD AT THE MINIMUM COST?

Let us take the Van Nuys section in the San Fernando Valley with which I am most familiar, and where the water and soil conditions are ideal for gardening.

First, the banks or reputable realty companies would be contacted to obtain information as to forclosed ranches located on improved streets having all utility services installed, and which would be suitable for dividing into acre units.

The next step would be to have the banker or realtor indicate such ranches as were delinquent or behind in interest payments. Inasmuch as ranches with fully improved streets and utilities installed are taxed too much to make farming profitable on an income basis under present conditions, the owners must subdivide into smaller units in order to profit by street and utility improvements, and to liquidate the loan. From a subdivision standpoint, the owner of say a 40-acre ranch, could afford to make a discount of from 25 to 50% of the actual value of 5 acres in order to have built on them five well-designed houses owned and occupied by thrifty, industrious people.

One should be able to buy under these conditions, an acre that formerly sold for $2500 or over, for from $500 to $1250 - or about $1000.

Five 5-room houses built at the same time including double garages, driveways, sprinkling systems, etc., should cost around $2500 each. This is probably $1000 less than similar houses have been selling for. In other words, a 5-room house and an acre of ground can be developed for about $3500.

HOW IS IT TO BE FINANCED?

A conscientious and modern employer would no doubt be willing to lend his credit to five of his best and most productive

First, the banks or reputable realty companies would be contacted to obtain information as to foreclosed tracts located on improved streets having all utility services installed, and which would be suitable for dividing into more units.

The next step would be to have the banker or realtor indicate such tracts as were delinquent or behind in interest payments. Inasmuch as tracts with fully improved streets and utilities have ceased too much to make financing profitable on an income basis under present conditions, the owners must subdivide into smaller units in order to profit by street and utility improvements and to liquidate the loan. From a subdivision standpoint, the owner of say - 40-acre tract, could afford to make a discount of from 25 to 30% of the normal value of 5 acres in order to have built on them five well-designed houses owned and occupied by thrifty, industrious people.

One should be able to buy under these conditions, an acre that formerly sold for $2500 or over, for from $800 to $1250 - or about $1000.

Five 5-room houses built at the same time including double garages, driveways, sprinkling systems, etc., should cost around $6500 each. This is probably $1000 less than similar houses have been selling for. In other words, a 5-room house and an acre of ground can be developed for about $6500.

HOW IS IT TO BE FINANCED?

A conscientious and modern employer would no doubt be willing to lend his credit to five of his best and most productive

employees in need of such homes, matching their savings equally up to $750 each, for which the employees will give a monthly installment note for $750, drawing interest at 6%. This note would be repaid at the rate of $15 per month, including interest, the unpaid balance to mature at the end of 3 years from date of issue. The notes would be secured by second trust deeds, and by life insurance policies, the property being insured against loss by fire. If the members of the group are selected by their employer who knows them well enough to lend them his credit, a building and loan association with whom the matter has been discussed would agree (subject to approval of the homes and their location) to loan in the first instance, $2000 on each acre with interest at 7.2%. Repayment of this loan would be made at the rate of $10 per $1000 monthly, which includes principal and interest, or $20 per month on the amount loaned.

At the end of three years, this building and loan association will return to the employer the balance owed him, adding it to the amount due from the group member, provided, however, all installments have been met promptly and the value of the property increased by proper care and planting. If the additional $15, including interest, were paid back each month on the $750 advanced by the employer, the total monthly payment would then be $35 a month, representing $15 to the employer and $20 to the building and loan, both including interest; which amount would probably be less than the rent of an inferior place on a 50-foot lot. Such a garden acre can be made to produce this $35 per month.

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WHY SHOULD I AS AN EMPLOYER DO THIS?

The important fact today is not how much money the employee receives, but how much good does it do him--how well does he eat--how comfortably does he live--how free is his mind from financial and other worries when he is doing your work. A satisfactory answer to these questions determines whether a worker is a profitable, or unprofitable, employee in your organization. This plan is the first step to a satisfactory answer.

A Garden Acre Home is a job in reserve during the prime of life and a pension in old age. If your employees were happily located on garden acre homes which you had helped them to acquire, you would not have the same feeling about reducing your force to take up the slack when you are losing money, for you would know they could utilize their own time to good advantage by increasing the productivity of their garden acres.

Furthermore, of their own accord they would want to retire from your service as age began to slow them down because their Garden Acre Home should be paid for and they would have learned how to provide for their wants adequately and enjoyably from their own gardens. There is no way you can so economically pension your faithful employees, and at the same time bring such satisfaction and contentment to them as by now aiding them to provide for themselves in this manner.

Of course some of your eligible employees desiring to avail themselves of such an opportunity would feel a lack of knowledge of how and what to grow. To meet this situation, an arrangement can no doubt be made with the Agricultural Department

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Of course some of your eligible employees desiring to avail themselves of such an opportunity would feel a lack of knowledge of how and what to grow. To meet this situation, an arrangement can no doubt be made with the Agricultural Department

of the University of California to get instruction for these family groups in the proper planting and care of gardens, trees, and the care of animals and fowls.

At this time special discounts on materials, on plans, and supervision of construction by competent engineering architects can be obtained. For the best efficiency and lowest cost, all building material should be purchased for cash, and labor engaged by contract and well supervised.

There is no better way at this time of putting men to work than by starting to create such places. An absolute shortage exists of well-constructed, moderately-priced houses on desirable garden acres. Today materials can be had practically at cost for cash. Therefore, almost all of the money put into such a plan would be for wages. There is not a more constructive move could be made than putting capable mechanics to work building homes on garden acres at cost, for deserving families.

EVOLUTION or REVOLUTION - WHICH?

Today a parting of the ways confronts our economic and social systems. The road we have been traveling leads to revolution. The plan just presented will make better citizens--defenders of property rights, and the Nation, and can be made to return to the employer every dollar put into it with interest at 6%. Will you divide with your less fortunate employee some of the great ability which has made possible your business success?

If the situation were reversed and you were building a house, and one of your employees was qualified by experience in

of the University of California to get instruction for the so-
family groups in the proper planting and care of gardens, trees,
and the care of animals and fowls.

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EVOLUTION or REVOLUTION - WHICH?

Today's printing of the news confronts our economic and
social system. The press has been trying hard to revolu-
tion. The plan just presented will make better citizens--
drivers of property rights, and the Nation, and can be made
to return to the employer, very dollar put into it with interest
at 6%. Will you divide with your less fortunate employee some
of the profit which has made possible your business success?

If the situation were reversed and you were building a
house, and one of your employees was qualified by experience in

this special field of financing to be of assistance to you, his loyalty and cooperation could be had by you for the asking. Your employees sorely need your knowledge and assistance in this grave problem of theirs.

HOW CAN THE EMPLOYER PROCEED TO INTEREST HIS EMPLOYEES IN THIS PLAN?

The Los Angeles Chamber of Commerce is now considering the necessary steps. It is proposed to provide for a committee consisting of three members, representing the three largest civic institutions of our City to administer and direct this Group Plan. Available circulars can be procured for distribution among your employees through W. P. Whitsett or the committee when named. Some one will be furnished on request to present this plan to a group of your employees. If one of your employees is interested, he can work up the first group of five. When that is done, then the architect selected by the group will work out with each family, the details of the floor plan. When that has been approved, the group, including the employee handling the matter, and a representative from the building and loan association that will agree to loan the money under the stated conditions, will consider for approval the floor plans, elevations, and the location. All money will be paid through the building and loan association as the work progresses.

It is conservatively believed that before three years have elapsed, the second trust deed can be liquidated, and a revolving fund set in motion to aid other groups in securing Garden Acre Homes at cost. These groups would be known in the

this special field of finance to be of assistance to you, his loyalty and cooperation could be had by you for the asking. Your employees surely need your knowledge and assistance in this grave problem of theirs.

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The Los Angeles Chamber of Commerce is now considering the necessary steps. It is proposed to provide for a committee consisting of three members, representing the three largest civic institutions of our City to coordinate and direct this Group Plan. Available literature can be procured for distribution among your employees through W. P. Whitsett or the committee when named.

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It is conservatively believed that before three years have passed, the second first-class gas be installed, and a revolving fund set in motion to allow groups in securing Detroit Auto Gas at cost. These groups would be known in the

community in which they are located by the name of the firm which made them possible, thus creating additional pride and interest in appearance and utility. The Whitsett Group Plan is most workable in depressed economic periods when land values and materials are cheap, and good mechanics available. It puts men to work NOW!

Los Angeles Chamber of Commerce

Los Angeles, Calif.

February 23, 1932

Mr. W. P. Whitsett,
Van Nuys,
California.

Dear Mr. Whitsett:

Thank you for your letter of February 20, and for the article from the Van Nuys News.

You are doing some very helpful work and teaching our people the basic qualities of thrift which mean much in these and in all times, because a thrifty persion has more money to spend and is less liable to go under than those who are not. More power to you!

With kindest personal regards, I am

Yours very truly,

LOS ANGELES CHAMBER OF COMMERCE

(Signed) A. G. Arnoll
AGA:AN Secretary and General Manager.

BULLOCK'S
LOS ANGELES

Office of the President
JOHN G. BULLOCK

Mr. W. P. Whitsett
Van Nuys,
California

My Dear Mr. Whitsett:

Thank you for sending me the copy of the Van Nuys News Article outlining your Garden Acre Home Group Plan.

It not only sounds entirely feasible to me, but also seems eminently practical as concerns its possibilities of advantage to every one concerned - landowner and home seeker alike.

I hope it comes up to your expectations - and certainly wish you and those associated with you, the success to which this meritorious idea entitles you.

Sincerely,

(Signed) John G. Bullock

February
23
1 9 3 2

Southern California Newspapers, Associated
829 Security Building
Fifth and Spring Sts.
Los Angeles

February 23rd, 1932

Mr. W. P. Whitsett,
Van Nuys,
California

My dear Mr. Whitsett:-

I have read with much interest your open letter about your Garden Acre Home Group Plan. It seems to me to be an excellent idea from every standpoint, and I wish you great success in advancing it.

Very truly yours,

(Signed) Samuel G. McClure

SGM:TK

The White House

Washington

February 23, 1932.

My dear Mr. Whitsett:

Permit me to acknowledge the receipt of your letter of February 22nd, with enclosure, and to say that I shall bring it to the President's attention.

Sincerely yours,

(Signed) Larewnce Richey
Secretary to the President.

Mr. W. P. Whitsett,
Van Nuys, California.

John C. Porter
Mayor

OFFICE OF THE MAYOR
City Hall
Los Angeles, California

February 25, 1932

Mr. W. P. Whitsett,
6711 Van Nuys Boulevard,
Van Nuys, California.

Dear Mr. Whitsett:

Acknowledging with many thanks your letter of February twentieth with enclosure:

History will chronicle for the information of future generations your interest in the common people. The plan you have so splendidly evolved to build small homes for supplementing the meager earnings of those engaged in industrial occupations is most meritorious and will contribute largely to the health and character building of our people.

For many months I have observed the fine, constructive and idealistic trend of your mind, and have been proud of the work you are doing.

Success to you and your splendid idea for putting more families upon small farms.

Personal regards,

Sincerely,

(Signed) John C. Porter

JCP/BP

M a y o r .

James Rolph, Jr.
Governor
State of California
Governor's Office
Sacramento

February 25th 1932

Mr. W. P. Whitsett,
Van Nuys, California.

Dear Mr. Whitsett:

The Honorable James Rolph, Jr., has asked me to acknowledge receipt of your letter of February 20th, which he has read with a great deal of interest, and has asked me to thank you for the clippings enclosed regarding your activities.

With the Governor's kindest regard,

Very sincerely yours,

(Signed) Wm. A. Smith
Private Secretary

GENERAL ELECTRIC
COMPANY
General Office Schenectady, N. Y.

5201 Santa Fe Ave.,
Los Angeles, Cal.
February 26-1932.

Mr. W. P. Whitsett,
Van Nuys, California.

Dear Mr. Whitsett :

Referring to your letters of January 2nd and February 6th respectively regarding your "Whitsett Group Plan" I will be very glad to discuss this with you any time you wish to come down to the office. I would suggest giving me a call on the telephone before coming down in order to be sure that I am here when you call.

Looking forward with pleasure to meeting you, I am

Yours very truly,

(Signed) S. E. Gates,
s.
Manager.

SEGates:JS

Los Angeles Chamber of Commerce

Los Angeles, California

February 26, 1932

Mr. W. P. Whitsett,
Van Nuys, California.

Dear Mr. Whitsett:

The outline of your garden plan in the Van Nuys News, a copy of which you sent us, is most interesting and we appreciate receiving it. We want to keep in close touch with you in this work and be of any assistance we can.

Yours very sincerely,

(Signed) Geo. P. Clements, M. D.
Manager Agricultural Department.

GPC:AG

GARDEN ACRE HOMES

Los Angeles "Times" April 27, 1932

FORD PRESENTS FARMING PLAN

Auto Magnate Pays Surprise Visit to President

Scheme Involves Raising of Crops by Workers

Idea Being Experimented on at Dearborn Estate

WASHINGTON, April 26. (AP)—After a surprise call at the White House, Henry Ford said today he had advocated to President Hoover a plan of combining farming and industry under which factory workers could save $500 a year by raising part of their own foodstuffs.

The automobile manufacturer said he had been working for three months to smooth out details of such a plan. He added, however, he is not yet ready to announce its details in full.

EXPERIMENTS MADE

Ford intimated the idea he had been experimenting with on his Dearborn farm, with Ford factory hands was to have men working in the plants spend part of their time in small-scale scientific farming.

He indicated his idea would involve large factories distributing their workers over farm lands, or providing land within reach, on which, during a comparatively small part of the year, they could raise much of the foodstuffs needed for their family tables.

SELLING PLENTY OF CARS

Asked what he had talked over with Mr. Hoover, the manufacturer apparently made reference to the administration's recent anti-hoarding campaign.

"I told the President," he said, "that we're selling all the motor cars we can make, and we're getting lots of cash—much of it in big bills. I mean by that old-style, large size bills that might have been hidden for some time."

Replying to inquiries whether he had talked over any phases of the Economic situation with the Chief Executive, Ford said he had voiced views already familiar to the President.

"If the people who quit business to go into gambling several years ago would quit that and go back to work at producing something, they could sell all they produce," he said.

R E M A R K S

W. P. WHITSETT

Radio Station KELW - June 3, 1932

As the radio announcer has stated, the return to the soil movement has always held for me a great fascination. We can't get away from the fact that practically everything we eat comes from the soil.

Some years ago, after having started the town of Van Nuys as a community supported by intensive agricultural production, I felt a strong desire to see for myself the manner in which the nations of Europe with several thousands more years of civilization behind them than we have, and with vastly denser populations, were solving their problems of living and food supply. I went to Germany, France, Belgium, and saw their small, neat farms frugally, carefully administered and producing extraordinary yields. In Germany, for instance, I saw numerous places where the people living in communities went daily back and forth to the farms they cultivated.

Of vastly greater interest than these were the farms immediately surrounding some of the large industrial centers. Here a man working in industry would maintain a small plot of ground, probably less than an acre in extent on which he would devote his evenings and week ends, traveling back and forth on bicycles, and producing sufficient vegetables and other products to meet the entire requirements of his family. The significant

thing that I want to point out about this arrangement is the fact that the man was regularly employed in industry but at the same time was supplying a great deal of the food requirements of his family directly from the soil. That is a lesson which Americans must learn. This Nation started as an agricultural one, then came industry resulting in a concentration of the people in cities which reached a culmination during and immediately following the Great War.

In leaving behind them the land, the people lost to an immeasurable degree their security. Instead of living off the production of the soil whith they produced with their own labor, they now spend their time at machines or desks producing commodities a large part of which must eventually be exchanged for food. While the job lasts, food can continue to be obtained in this way without difficulty. When the job fails the individual is faced with the problem of finding something which can be turned over to the food producer in exchange for his product.

The machine age is inevitably resulting in not only shorter hours of work a day, but fewer days a week of labor in order to produce the consumption requirements of the Nation. Shorter hours of labor mean decreased income and emphasizes the necessity of supplementing the individual's producing capacity. Unless this problem is met, the strain and suffering of recurring depressions will become greater and greater. The only permanent solution is for our people to turn again to the soil from which they have been getting farther and farther away. The food required every day by every worker is now grown by someone else, and must be

thing that I want to point out about this argument is the fact that the man is regularly employed in industry but at the same time was supplying a great deal of the food requirements of his family directly from the soil. That is a lesson which Americans must learn. This lesson started as an agricultural one, then came industry resulting in a concentration of the people in cities which reached a culmination during and immediately following the Great War.

In leaving behind them the farm, the people lost their measurable degree their security. Instead of living off the production of the soil which they cultivated with their own labor, they now spend their time at machines or desks producing commodities a large part of which must eventually be exchanged for food. While the job lasts, food can continue to be obtained in this way without difficulty. When the job fails the individual is faced with the problem of finding something which can be turned over to the food producer in exchange for his product.

The machine age is inevitably resulting in not only shorter hours of work a day, but fewer days a week of labor in order to reduce the consumption requirements of the Nation. Shorter hours of labor mean decreased income and emphasize the necessity of supplementing the individual's resources capacity. Unless this problem is met, the situation can suffer or recurring depressions will become greater and greater. The only permanent solution is for our people to turn again to the soil from which they have been getting further and further away. The food required every day by every worker is now grown by someone else, and must be

paid for out of never certain wages. Until our workers are able to draw from the soil at least the minimum food necessary to sustain their bodies in health in work and out, work there can be no security and there must be charity.

As I have pointed out in the case of Germany, industry and garden acres of land can and will, in the future, be more closely associated. To the individual the vital economic question is not how much wages he receives, but how well can he eat, how comfortably can he live, and to what extent can he rely upon himself for the basic necessities of life.

No other place in the world is so ideally adapted for the solution of this problem by sustaining a rural living industrial system as here in Southern California. Here an acre of good land with water, will supply many of the food requirements of a family clear through the calender. One man with a few hours of intelligent labor morning and night can keep his acre trim and his larder full. During the day when there is work, he is contented at machine or counter. When dull times or old age come along, he falls back to his comfortable home without regret, his savings giving him whatever necessities of life the land will not provide.

The American Nation is now in the midst of a very definite movement from the city to the soil as a direct consequence of reduced income and increased unemployment. The life which these new-comers to the land are finding is not that of the hardships of the lonely farms of our youth or of which our parents and grandparents tell. They are going to pleasant homes surrounded by a garden up to an acre in extent in the territory immediately adjacent to the

said for cut of never certain years. Until our workers are able to draw from the soil at least the minimum food necessary to sustain their bodies in health in work and out, there can be no security and there must be unrest.

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No other plan in the world is so ideally adapted for the solution of this problem by establishing a mixed living industrial system as here in Southern California. Here in acre of good land with water, will supply many of the food requirements of a family other through the calendar. One man with a few hours of intelligent labor morning and night can keep his acre trim and his larder full. During the day when there is work, he is employed at machine or counter. When dull times or age come along, he falls back to his comfortable home without regret, his savings giving him whatever necessities of life the land will not provide.

The American nation is now in the midst of a very definite movement from the city to the soil as a direct consequence of reduced income and increased unemployment. The life which these ex-coupons to the land are leaving is not that of the workshop of our lonely farms of our youth or of which our parents and grandparents tell. They are going to a home surrounded by a garden up to an acre in extent, but the revolution is definitely redirected to the

large industrial centers. In these regions all the conveniences enjoyed by the city dwellers are available. He has immediate contact with the city life by means of his car over the paved highway systems. Electricity lights his home, gas cooks his food and warms his house, and he has water under pressure for all the requirements of both his house and his garden. His own garden supplies him with vegetables of better quality and fresher than he is ever able to buy. Such requirements as demand actual cash are met by working in the adjacent industries when employment is available.

For such a development the San Fernando Valley is most ideally suited on account of its climate and the deep, fertile, silty soil. It has ample, improved streets, abundant water under pressure, and all the requirements such as gas and electricity. It is close to industry in great variety. Arterial highways of the best type lead to all parts of Southern California. The most important fact is that a garden acre ~~home~~ with all of these advantages can now be obtained for less than the price for which a single lot formerly sold.

One reason for this is the present necessity of some San Fernando ranchers of subdividing their ~~homes~~ Ranchs. Think what it means to be able to purchase a garden acre with all of these improvements for only $1,000.Think of acquiring a modern, up-to-date, well constructed home with three bedrooms for $2500, or the entire development for only $3500. Think of being able to borrow in connection with such a home, $2000 payable at $20 a month including interest. These are all possible under the Whitsett Non-Profit Group Plan.

large industrial centers. In these regions all the conveniences enjoyed by the city dwellers are available. He has immediate contact with the city life by means of his car over the paved highway systems. Electricity lights his home, gas cooks his food and warms his house, and he has water under pressure for all the requirements of both his house and his garden. His own garden supplies him with vegetables of better quality and fresher than he is even able to buy. Such requirements as demand actual gas are not available in the so-called immature, when development is available.

For such a development the San Fernando Valley is most ideally suited on account of its climate and the deep, fertile, silty soil. It has ample, improved streets, abundant water under pressure, and all the requirements such as gas and electricity. It is close to industry in great variety. Artificial byways of the best type lead to all parts of Southern California. The most important fact is that a garden home with all of these advantages can now be obtained for less than the price for which a single lot formerly sold.

One reason for this is the present necessity or some San Fernando residents of subdividing their homes. Think what it means to be able to purchase a garden home with all of these improvements for only $1,000. Think of an entire a modern, up-to-date, well constructed home with three bedrooms for $3,500, or the entire development for only $25,000. Think of being able to borrow in connection with such a home, $2000 payable at $20.00 month including interest. These are all possible under the Hillcrest Non-Profit Group Plan.

This plan contemplates a development in units of five homes to enable the workers in five families to go to work under a mutual arrangement in the same automobile for practically the same price as one. The plan has been worked out after many years of careful study and is available to any one wishing to take advantage of it. The details can be obtained by addressing an inquiry to W. P. Whitsett, Van Nuys, California.

In summary remember this; a garden acre in the San Fernando Valley is a job in reserve and a pension in old age, and that a garden acre home for $3500 in the City of Los Angeles near Van Nuys, by automobile thirty minutes from the center of the fastest growing industrial center in the western part of the United States, is available to you.

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In summary remember this: a year-round home in the Tehachapi Valley is a job in reserve and a pension in old age, and that a garden-acre home for $2500 in the City of Los Angeles near Van Nuys, by automobile thirty minutes from the center of the fastest growing industrial center in the western part of the United States, is available to you.

GRAMM DATA

Irrigable and tillable land San Fernando Valley estimated	75,000
Acreage in town sites and lot subdivisions estimated	10,000
Balance being farm but available for subsistence farms	65,000

Present Crops

Citrus	10,000
Beans	6,500
Walnuts	9,500
Alfalfa	6,000
Sugar beets	1,500
Truck crops	20,000
Deciduous	25,00[illegible]

Estimates now in small subsistence farms 5,000 to 8,000 acres

Combination meters for tracts 1/2 acre to 5 acres 3797

Number of hens in the valley estimated 2,200,000

The largest bank reports its loans aftrage $2500. each

Largest building loan association reports its loans average about $1900. each

Building permits indicate buildings for about 10000 hens per month being added

Entire irrigable, tillable acreage outside of town sites being potential subsistence farms, amount of Federal money that might be loaned advantageously almost unlimited. Stan 500 loans av 2000 = $1,000,000

Loan records of last two years on such places indicate almost 100% permanency.

Above either in conjunction with or independent of manufacturing or industrial center.

September 16th, 1932

Mr. C. J. S. Williamson, Manager,
Civic Development Department,
Los Angeles Chamber of Commerce,
11th and Broadway,
Los Angeles, California.

Dear Mr. Williamson:

Enclosed find copy of resolution passed by the Board of Directors of the Provident Building-Loan Association on September 15th, 1932, also a statement as of June 30th, 1932 and my personal check for $5,831.76.

I am desirous of proceeding at once in carrying out plans of getting people financed on garden acre home places and with a view of finding immediate employment for building mechanics in our community who have been out of work for a long time, as well as assisting those who desire to utilize to an advantage their surplus time resulting from the shorter hour day and the shorter day week, in growing some of the necessities of life.

With the end in view of getting immediate action I am willing to proceed in this matter personally until these activities can be legally turned over to the Provident Building-Loan Association, of which I am President. In order to enable me to carry on these activities on a scale which is justified by the demand for such garden-acre home places and the local unemployment situation, I would like the assurance from the Home Loan Bank that first trust deeds can be placed with your institution subject, of course, to your approval, on these garden acre home places after they have been sold to bona fide purchasers with a dependable monthly income sufficient to pay back such loans on a basis of $10. per month on each thousand, including both principal and interest.

I am enclosing, under separate cover, printed matter on my back-to-the-land hobby, which indicates the trend of my studies and ideas developed through the years.

#1, a warning sounded in 1926 against the attempt of city-lot subdividers working throughout our entire valley to overload our ranchers with needless street and other special assessments.

#2, published in 1928, entitled "More Artistic Homes for Less Money" to prove my plan of back-to-the-land movement financially sound, which has now been proven by the Provident Building-Loan Association to be as stable as government bonds.

#3, published in 1931, represents my ideas of "The Right Way Out" of the financial and industrial stringencies gripping the country.
#4, published in 1931, to interest large employers in a plan to locate employees on garden acres in anticipation of shorter hours.

#5, published about the same time, represents our very good friend John Steven McGroarty's effort to help the good cause along.

#6, published early in 1932, to secure the cooperation of our financial institutions in a community advertising and land-value stabilization movement.

#7 is a radio talk made on this same subject last Spring.

#8 is a report of results obtains on a garden acre in the San Fernando Valley.

I have just completed a standardized group for building five houses at a time, greatly reducing costs. Careful inquiry indicates a very strong back-to-the-gardens-home movement by people with from $1,000 to $1,500 for a down payment and a dependable income sufficient for regular payments from $20 to $25 per month, which will include both principal and interest. First trust deeds on garden acre homes sold to such people I consider to be the safest known investment, at the same time providing the most helpful environment for creating a loyal citizenry, the strength of a Government in time of need.

Yours very sincerely,
(SIGNED) W. P. Whitsett,
President.

WPW:P

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Civic Development Department,
Los Angeles Chamber of Commerce,
11th and Broadway,
Los Angeles, California.

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Yours very sincerely,
(SIGNED) W. P. Whitsett,
President.

WPW:P

September 16th, 1932

Mr. O. J. S. Williamson, Manager,
Civic Development Department,
Los Angeles Chamber of Commerce,
11th and Broadway,
Los Angeles, California.

Dear Mr. Williamson:

Enclosed find copy of resolution passed by the Board of Directors of the Provident Building-Loan Association on September 15th, 1932, also a statement as of June 30th, 1932 and my personal check for $5,831.76.

I am desirous of proceeding at once in carrying out plans of getting people financed on garden acre home places and with a view of finding immediate employment for building mechanics in our community who have been out of work for a long time, as well as assisting those who desire to utilize to an advantage their surplus time resulting from the shorter hour day and the shorter day week, in growing some of the necessities of life.

With the end in view of getting immediate action I am willing to proceed in this matter personally until these activities can be legally turned over to the Provident Building-Loan Association, of which I am President. In order to enable me to carry on these activities on a scale which is justified by the demand for such garden-acre home places and the local unemployment situation, I would like the assurance from the Home Loan Bank that first trust deeds can be placed with your institution subject, of course, to your approval, on these garden acre home places after they have been sold to bona fide purchasers with a dependable monthly income sufficient to pay back such loans on a basis of $10.00 per month on each thousand, including both principal and interest.

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Yours very sincerely,

WPW:P

President.

FEDERAL HOME LOAN BANK BOARD

WASHINGTON

Office of A. R. Gardner
Assistant to the Board

September 23, 1932

Mr. W. P. Whitsett,
President, Provident Building-Loan Association,
Van Nuys, California.

Dear Mr. Whitsett:

At the request of the Federal Home Loan Bank Board I am today returning to Mr. Williamson, Manager of the Civic Development & Real Estate Department, Los Angeles Chamber of Commerce, your check for $5,831.76 given in connection with the provisional subscription of the Provident Building & Loan Association for stock in the Federal Home Loan Bank of Los Angeles.

The Board wishes me to assure you that it greatly appreciates your fine spirit of cooperation and this expression of confidence in the new Home Loan Bank System. It regrets that the laws of your State are such that institutions like your are prohibited from full participation as members at this time.

In order that an idea may be obtained as to the possible participation of eligible institutions subsequent to the amendment of your law, a conditional form of application for membership and original subscription for stock has been prepared and placed in the hands of the several agencies. Although you will probably receive these forms from Mr. Williamson, we are enclosing herewith one set for your use. As soon as the new bank is established you institution, of course, will be eligible to avail itself of the bank's services under the status of non-member borrower as provided in Section 6 (e) of the Act. It is our hope that when the new banks are functioning ample funds will be made available for the carrying our of such projects as you have in view. The whole purpose of the Act is to provide better facilities for financing those of our citizens who are desirous of owning their own homes, through the operation of an agency of dependable credit for the many splendid institutions which, like yours, have been devoting their activities to the very laudable enterprise of home financing.

The Board, of course, has not as yet promulgated complete rules and regulations governing the operation of the Home Loan Banks, but I feel sure that means will be found for the purpose of financing worthy home-ownership undertakings.

The printed matter to which you refer in your letter has not yet come to my attention, but I shall be very much interested in it. Again thanking you for your splendid cooperation, I am,

Sincerely yours, A. R. GARDNER (Signed) Assistant to the Board

FEDERAL HOME LOAN BANK BOARD

WASHINGTON

Office of A. R. Gardner
Assistant to the Board

September 23, 1932

Mr. W. P. Whitsett,
President, Provident Building-Loan Association,
Van Nuys, California.

Dear Mr. Whitsett:

At the request of the Federal Home Loan Bank Board I am today returning to Mr. Williamson, Manager of the Civic Development & Real Estate Department, Los Angeles Chamber of Commerce, your check for $5,821.75 given in connection with the provisional subscription of the Provident Building & Loan Association for stock in the Federal Home Loan Bank of Los Angeles.

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FEDERAL HOME LOAN BANK BOARD
WASHINGTON

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Assistant to the Board

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Sincerely yours,

(Signed) A. R. Gardner,
Assistant to the Board.

G/g

FEDERAL HOME LOAN BANK BOARD
WASHINGTON

Office of A. R. Gardner
Assistant to the Board

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Van Nuys, California.

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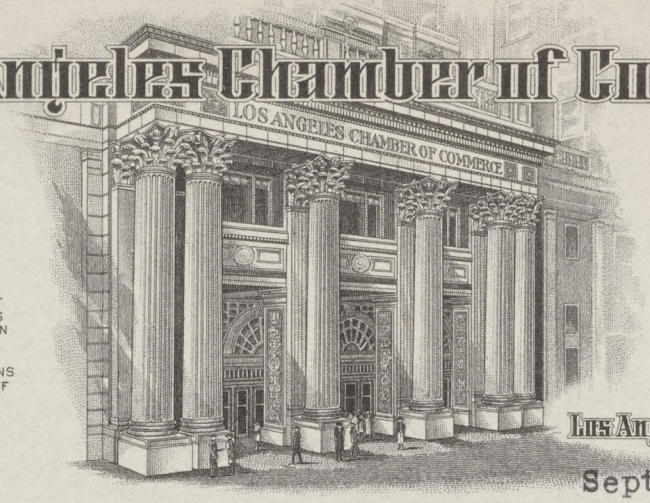
G/S

C.S. HUTSON & CO. L.A.

Los Angeles Chamber of Commerce



The City of Balanced Prosperity

Los Angeles, California

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WM. A. SIMPSON — 1ST VICE-PRESIDENT
C. C. HINE — 2ND VICE-PRESIDENT
EUGENE OVERTON — VICE-PRESIDENT
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LUDWIG SCHIFF
I. M. STEVENS
GEN. WALTER P. STORY

ARTHUR G. ARNOLL
SECRETARY AND GENERAL MANAGER
F. L. S. HARMAN
ASSISTANT SECRETARY

CABLE ADDRESS: CHAMBERCOM., LOS ANGELES

September 27, 1932

Mr. W. P. Whitsett
6711 Van Nuys Blvd.
Van Nuys, Calif.

My dear Mr. Whitsett:

I am returning herewith your personal check for $5,831.76 for stock in the Los Angeles Home Loan Bank.

We understand that Washington has written to you direct and sincerely trust that in the near future it will be possible for you to obtain stock in this bank, as on the first day of the legislative session it is expected emergency legislation will be passed.

Washington appreciates your splendid spirit of cooperation and you know that we also thank you for having made this application for stock.

Very truly yours,

LOS ANGELES CHAMBER OF COMMERCE

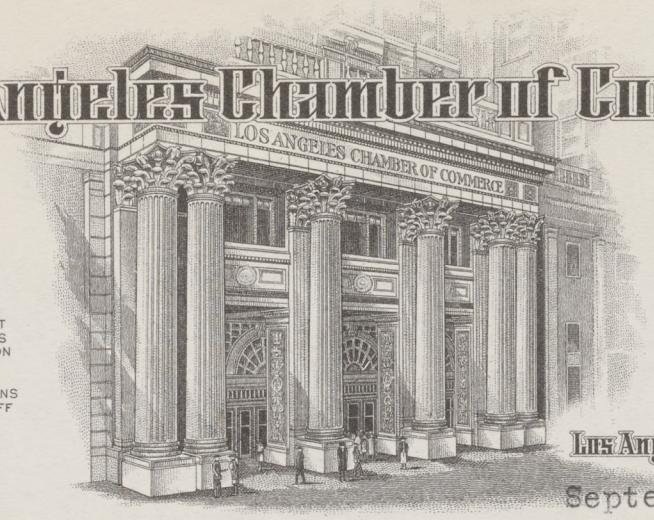
C. J. S. Williamson

C. J. S. Williamson, Manager
Civic Development and Real Estate Dept.

CJSW:W

C.S. HUTSON & CO. L.A.

Los Angeles Chamber of Commerce



The City of Balanced Prosperity

Los Angeles, California

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A. SCHLEICHER — President
WM. A. SIMPSON — 1st Vice-President
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EUGENE OVERTON — Vice-President
J. A. H. KERR — Treasurer

MERRITT H. ADAMSON
JOHN C. AUSTIN
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LUDWIG SCHIFF
I. M. STEVENS

GEN. WALTER P. STORY

ARTHUR G. ARNOLL
Secretary and General Manager
F. L. S. HARMAN
Assistant Secretary

Cable Address: CHAMBERCOM., Los Angeles

September 27, 1932.

Mr. W. P. Whitsett, President,
Provident Building-Loan Ass'n,
Van Nuys, California.

Dear Mr. Whitsett:

Answering your letter of September 14th. The Home Loan Bank organization is rapidly shaping up with the office here in the Chamber of Commerce under Mr. C.J.S. Williamson. I believe you would find it profitable to discuss this angle with him at your earliest convenience.

We wish to thank you for the material you sent to us; we are very glad to have this for our files.

We understand that you already have under construction one of your group plan building programs and we would like very much to come out and see this as soon you get well under way. If our information is correct that you have started these houses, will you please send us the address at your convenience?

Yours very sincerely,

Geo. P. Clements, M.D.
Manager Agricultural Department

GPC:G:AG

The Small Farm Movement

—Its part in the national recovery program, and how it works in San Fernando Valley.

San Fernando Valley Municipal Building
at Van Nuys

"Hitherto, we have spoken of two types of living—urban and rural. I believe we can look forward to three rather than two types in the future, for there is a definite place for an intermediate type between the urban and rural, namely a rural industrial group"
—President Franklin D. Roosevelt.

Published Under the Auspices of the

Van Nuys Chamber of Commerce
Van Nuys, California

Balancing the Budget on the Small Farm

It was the Jeffersonian theory that the blessings of liberty would come to America through the growth and prosperity of the rural population. Upon the shoulders of the farmers—secure, stable and independent upon their land—rested the future of America, in Jefferson's opinion.

Today, as then, the people of the nation are seeking security, independence and a "steady ship of state."

President Roosevelt gives recognition to the Jeffersonian theories, in the present reconstruction program, and, in the scheme of things, he is making definite provision "for intermediate type of population between the urban and rural, namely, a rural-industrial group."

Members of this "rural industrial group," or semi-rural class, are, for the most part, men and women who are employed part or full time, or who have regular incomes, and who wish to stretch their resources to provide the highest possible standard of living.

Families are turning to the small farm home in this period of stress and reduced income, in an effort to create better living conditions, knowing that the semi-rural environment has all of the advantages of the city, with none of the limitations of urban surroundings.

Owners of small farm homes, as a class, have withstood the depression years better than any other group of people, because they were able to look to their land for a part of their food supply.

Too often the small farm has been used by unscrupulous promoters to bilk and exploit those who would give up their city dwellings for a suburban life. Glowing promises of "ease and independence on one acre" have brought disaster to many who purchased a small farm home with an improper analysis of its advantages and limitations.

And so it is, after years of study, that the Los Angeles Chamber of Commerce has this to say on the subject: "The small farm home in Los Angeles County is not offered as a sustaining unit; it is a home for those who wish to make their income more elastic through spare time production for the family table. The objective, therefore, is to SAVE rather than to EARN."

Typical Small Farm Scenes in San Fernando Valley

Small Farm Security in San Fernando Valley

President Roosevelt's administration "will put into effect a back-to-the-land movement that will work." He does not propose a wholesale return to the land, of commercial farmers, to compete with those already in the field, thus only adding to over-production.

The administration's recovery program contemplates the development of "subsistence farmers," who will cultivate small acreage, keep chickens, a goat and other stock, FOR THE MAINTENANCE OF THEIR IMMEDIATE FAMILIES, and supplementing the products of the land by part time or full time work, or by incomes which they have, but which are not sufficient to sustain them in urban life.

Los Angeles is probably the only city in the nation which has within its corporate limits, land available for the small farm movement proposed by President Roosevelt. San Fernando Valley is destined to play a highly important role in the "part-time" farm plan being sponsored in Washington, D. C.

San Fernando Valley has an advantage, in the fact that the part time farm movement has been advocated here for a number of years, and hundreds of families, established on small farms in more prosperous times, have weathered the storm of depression and unemployment.

San Fernando Valley offers proof of the workability of President Roosevelt's "part-time" farm plan, as an important feature of the national recovery program.

Many members of the "rural-industrial group" or "part time farmers" under the Roosevelt plan, must look to industry for part of their sustenance. The administration's reconstruction program calls for the decentralization of industry—for the moving of industry into villages and towns—so that the small farm owner will not have to travel many miles to the city to get the work he needs to supplement the products of his land, and to provide him with a well-rounded standard of living.

Here, again, San Fernando Valley fits into the national recovery program. Industrial land is available on steam and electric railways, on paved highways, and adjacent to airports. Unlimited cheap power and adequate sewer facilities are available.

Many "part time" farmers in the Valley, still dependent upon jobs in metropolitan Los Angeles, have solved the transportation problem by "clubbing" together and sharing the expense of one automobile.

A Cheap and Reliable Water and Power Supply

San Fernando Valley was the original source of water supply for the City of Los Angeles. The great subterranean reservoir underlying the Valley is still a vital reserve supply for the metropolitan area of Los Angeles.

The prosperity of San Fernando Valley has been interwoven with the development of a dependable and adequate water system. The real growth of the Valley dates from the time the Los Angeles aqueduct tapped the snow-fed streams of the High Sierras, and brought a water supply that has been sufficient, not only for irrigation of San Fernando Valley lands, but for the needs of a large part of Los Angeles.

More than 90,000 acres in San Fernando Valley are now provided with aqueduct water through a vast network of steel mains, laid by the municipally owned Bureau of Water Works and Supply. Patchwork water systems and an inadequate water supply—the bane of many sections in Southern California—are unknown and will have no place in this new and better half of Los Angeles.

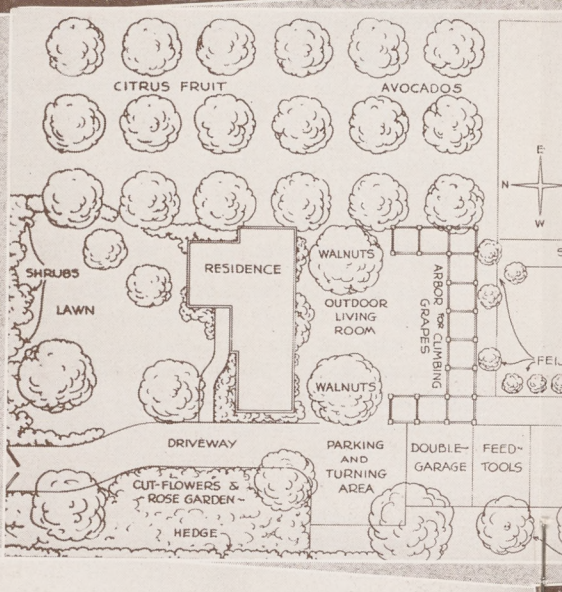
The small farm owner in San Fernando Valley pays only 4 cents per 100 cubic feet for the water he uses on his land (above the small minimum charge made for domestic uses). This water is always available under high pressure. Water is available on larger agricultural units for 1.5 cents per 100 cubic feet.

Rates for electricity and power, furnished by the municipally owned Bureau of Power and Light, are the lowest in California, and only half as much as the rates charged in many eastern cities. Electricity is available for domestic use for a minimum charge of 60 cents per month, at a rate which begins at 4.5 cents per kilowatt hour, and drops to as low as 2 cents per kilowatt hour, depending upon the amount consumed.

While President Roosevelt is trying to work out a program to make cheap power available to many semi-rural areas, through the development of government super-power plants, San Fernando Valley steps to the front and offers the small farm home owner electricity at a lower rate than is available IN ANY OTHER SIMILAR AREA IN THE UNITED STATES.

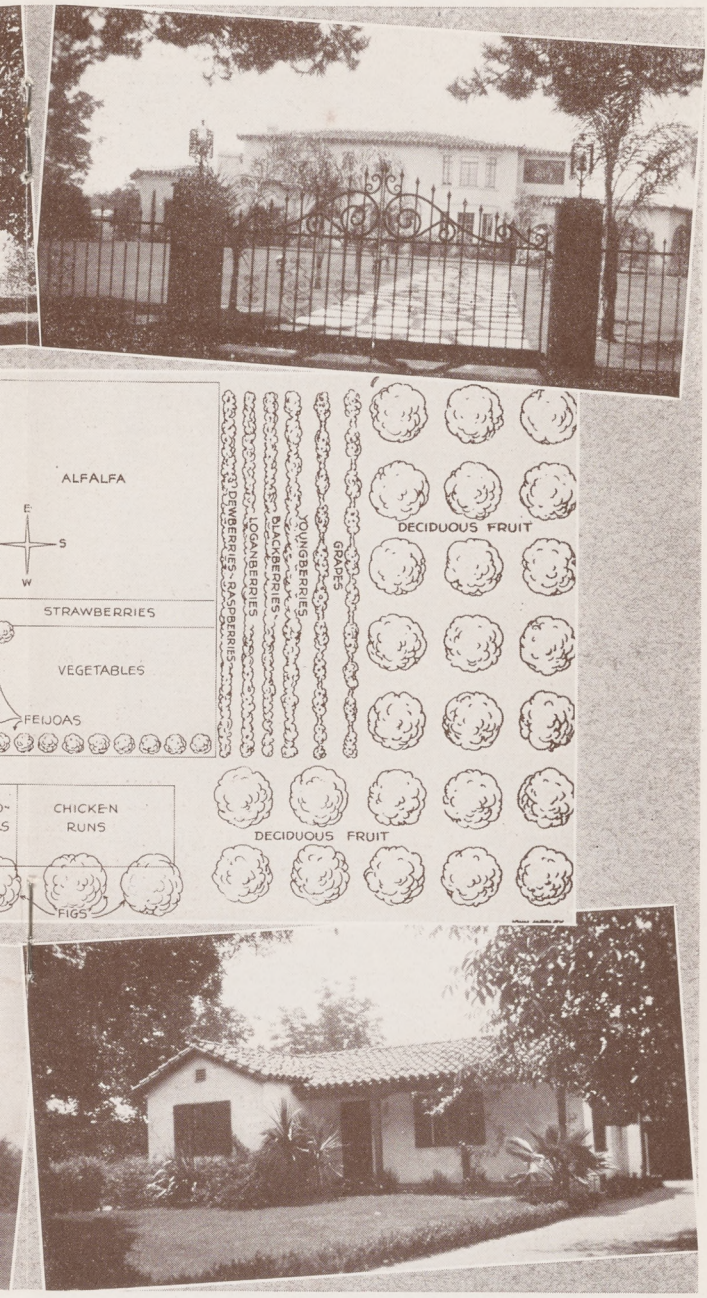
A cheap and reliable supply of water and electricity is a most important factor in the development of a community of small farm homes—and San Fernando Valley has this supply.

Unemployment Hardships Do Not Fall H



Garden acre home owners in San Fernando Valley a
struction of residences of this character. In the cen
prepared by small farm home experts of th

l Heavily on Families With Part-Time Farms



y are setting a high standard of living in the con-
center is a carefully planned layout for an acre estate,
f the Los Angeles Chamber of Commerce.

San Fernando Valley Ahead in Small Farm Homes

San Fernando Valley is years ahead of the rest of the nation in the development of the small farm home, advocated by President Roosevelt, as an important unemployment relief measure.

The year 'round growing season, the fertility and diversity of soil, the great variety of crops, the convenience to a great metropolitan area, to the University of California at Westwood, and to the beaches will center the attention of the nation on San Fernando Valley, as a proving ground, where the soundness of President Roosevelt's "rural industrial-group" plan may be demonstrated.

Van Nuys, almost in the center of San Fernando Valley, is less than twenty minutes from Hollywood, and an equal distance from the University of California at Westwood. The beaches are an easy 30 minute drive from Van Nuys.

The family seeking a small farm home in San Fernando Valley quickly learns that there is scarcely any limit to the diversity of crops which can be raised here. The family orchard may include citrus fruits, walnuts, figs, plums, peaches, apricots, avocados and many other trees.

Strawberries, blackberries, raspberries and grapes are popular with the small farm home owner. And there are vegetables without number—lettuce, egg plant, carrots, spinach, artichokes, asparagus, tomatoes, beans, squash, sweet potatoes, peas and a host of others, which may be alternated so that fresh garden products are available every month in the year.

No garden-acre home is complete without chickens to supply eggs and meat for the family. Rabbits and pigeons are other popular sidelines. And an increasing number of small farm home owners keep a goat, to supply milk for the family.

With chickens, rabbits or a goat, an alfalfa patch becomes an economical and necessary adjunct to the small farm property.

With its appeal to families of culture and refinement, the small farm movement has been the means of bringing to San Fernando Valley, residents who will contribute to the high plane of life in this section. Los Angeles city elementary and high schools, fine churches, and libraries are located in in various Valley communities.

The world-famed Hollywood Bowl, the Pilgrimage Play, and the most exclusive private schools in the country are located just over the hills in Hollywood and Beverly Hills, a few minutes drive from the floor of the San Fernando Valley.

Small Farm Life Like This Is Ideal for Children

The Whitsett Group Plan

Any discussion of the small farm home movement in San Fernando Valley would be incomplete without mention of the Whitsett Group Plan, sponsored by W. P. Whitsett, who has been a leader in the "part time" farm plan, or the "rural industrial group" idea, as it is now called in President Roosevelt's recovery program.

The Whitsett Group Plan, in its operations during the last several years, has already saved small farm home owners thousands of dollars. The plan, worked out along sound business principles, may be outlined briefly as follows:

1. It is much more economical to build homes in groups of five than to erect only one house at a time. Combined buying power lowers cost of materials. Capable building crews can systemize their work. Subcontractors, whose reliability has been proved, can give lower bids on five jobs at one time. They can do five jobs at one time for less money, without impairing their own returns.

2. The prospective home owner gets all of the advantages under the Whitsett Group Plan. The work is done under the supervision of a competent building superintendent.

3. All costs are known in advance. It is not necessary to guess on house costs. Prospective small farm home owners may see these groups of homes completed and under construction, and inspect the substantial way in which they are built.

The purposes of the Whitsett Group Plan are three fold:

(1) To stimulate building activity and furnish employment to building tradesmen.

(2) To save prospective home owners thousands of dollars by giving them more for their money than they would receive otherwise.

(3) To give an opportunity for the Provident Building-Loan Association, now affiliated with the Federal Home Loan Bank System, to make sound, conservative loans on homes where all of the costs are known and where the substantial quality of construction gives added security to such loans.

The Whitsett Group Plan is in step with the national program for better housing, and for a sound back-to-the-land movement, unhampered by speculation and exploitation.

The plan has been developed so that it can be adapted to any community. Further information is available concerning it from the sponsor of the plan.

Small Farm Aid From The Home Loan Bank

Injection of new money into the nation's credit structure has given new impetus to business and industry.

The Federal Home Loan Bank System and other governmental agencies are at work easing the credit situation and making money more available for home building and financing.

Possibility of getting immediate local relief from measures taken by the federal government may seem far off and remote to us, when we read of the action being taken in Washington. But the new money is steadily finding its way into local channels.

Money recently made available by the Federal Home Loan Bank System through the Provident Building-Loan Association is an example of the direct benefits, fast coming into local channels as a result of the national recovery program.

This new money is making small farm homes more easily available for families who are turning to the land in order to raise their standard of living and stretch their available incomes.

While the direct benefits, in the creation of jobs for tradesmen and a market for building material, may seem great, the indirect stimulus to trade, to realty values and to the confidence of the people in home ownership and in the future of their communities will be far greater.

While the Whitsett Group Plan has been in operation for several years, the expansion of the activities of the Federal Home Loan Bank System has given this plan new life and vigor.

The start of a far reaching small farm home movement is at hand in San Fernando Valley. And with it will come new industries and new business opportunities.

The success of the Whitsett Group Plan during the last several years has blazed the trail which others, in the field of small farm home development, are following.

Good Living Possible on Acre Poultry Ranch

Success of industrious poultry ranchers in San Fernando Valley through the depression years has proved that families CAN make a good living and be absolutely independent on one acre of land, if they devote themselves to the business of producing eggs.

There are many poultry ranchers who have been in the egg production business in the Valley for the last 10 or 15 years, and who have increased their flocks, their real estate holdings and accumulated substantial savings from the profits they have made.

"During the last two depression years, my hens have netted a clear profit annually of 75 cents to $1 each, and in good times yielded as much as $2 per year each clear profit," says one of the most successful poultrymen in the Valley. (His name, and the names of other successful poultrymen in the Valley will be furnished upon request.)

An active, industrious family can maintain a maximum of 3000 hens on one acre, with sufficient space for a family garden, green stuff and a few fruit trees. In times like the present, and with proper supervision, guidance, and sincere application to their task, poultry ranchers have made an income of $2000 to $3000 annually on a flock of 3000 hens.

You May Write for More Information

Van Nuys Chamber of Commerce,
Van Nuys, California

Gentlemen:

I would like to receive information about specific small farm homes in San Fernando Valley. ☐

Tell me more about the Whitsett Group Plan of building and financing homes, in line with the national recovery program. ☐

Give me more information about the poultry raising industry in San Fernando Valley. ☐

Name .....

Address .....

City or Town .....

PRINTED BY THE VAN NUYS NEWS -- COMPILED BY H. PHELPS GATES

1/11/33

Rotary - Vernon

It has been said that every man has a hobby. I have two. One is to assist City dwellers who are living under conditions that require them to pay cash for every item they eat to get onto small places of their own where they can produce at least a part of what they eat and live under more natural conditions and thereby become better American citizens.

My other hobby is to safeguard investments to produce sure, dependable income with security not subject to depreciation.

To enable our citizens to become producers instead of consumers and to raise their children under natural out-door conditions close to the soil appeals to me as a real American ideal.

That is why I am giving my time without compensation to the building of the Colorado River Aqueduct.

That is why I have chosen the San Fernando Valley as a home and place of business for myself and my children.

That is why I have gone into the building and loan business in the San Fernando Valley.

The combination of fertile soil, abundant, cheap, dependable, good water and close proximity to market and business found there offers the ideal background, in my opinion, for the safe, conservative and constructive kind of businessthat I want to so and also offers the opportunity to inject into that business ~~that~~ the idealistic features that also appeal to me.

This is not a new idea with me but is the result of mature thought over a period of years. I have farmed myself. My two sons are farmers. I have made an intensive study of soil, water, climatic and market features w ith respect to ~~xxxxx~~ garden acre homes close to ~~x~~ big cities in this country and also in Europe.

Los Angeles, California
December 2, 1931

What can you, as an employer, do to fulfill our common duty to alleviate the present economic conditions? What can be done to avoid even worse conditions in the future?

I am enclosing an article reprinted from the November 29 issue of the Farm and Garden Magazine of the Los Angeles Times, which deals with this question.

God intended man to have water and land. Too much machinery and cement have proven a poor substitute. Your deserving employees can simply and with profit to your organization, be assisted in eliminating from this mechanized age the insecurity of periodic depressions and the fear of old age.

We believe we have a proven, constructive, and workable plan, known as the Whitsett Group Plan, about which you should know further details.

I am discussing this matter now with some prominent employers of Los Angeles, and would appreciate having you phone me for an appointment to talk the matter over.

Sincerely yours,

W. P. Whitsett

Phone:
Michigan 9261

In 1926 I published a "Warning against needless assessments" and showed then the possibilities of a great self-supporting garden acre city of a half a million people in the San Fernando Valley if the garden acre idea should be followed rather than the town lot speculation ~~idea~~ then being exploited by promoters. This publication attracted so much attention that the Los Angeles Times on March 6, 1926 made it the subject of a leading editorial.

In 1928 I published a plan and advanced the first ~~loaned~~ $25,000. in order to get safe loans for our building and Loan association on garden acre tracts and I want to say right here that the securities we took and issued pursuant to the plan have proven more stable than Government bonds for they have always been worth par and have never missed paying 6% net income.

In 1931 I published two plans, one embodying the idea ~~that~~ of a rural living system in lieu of old age pensions and the other a plan to interest large employers of labor in the idea of locating slected groups of their employees on garden acres in anticipation of the shorter hour day and the shorter day week when, even then, I could see was inevitable.

Early in 1932 I published a plan for the co-operation of the financial institutions interested in the San Fernando Valley in a comprehensive non-profit community building ~~advertising and land stabilizing~~ movement and offered to contribute both time and money to it. This plan, while heartily approved in principal, met with little response for it contemplated operations on a price basis lower than prevailed on too many loan apprisals and the "non-profit" idealistic feature did not seem to appeal to some of our financial neighbors,

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Michigan 9261

Copies of these letters on your desk

These plans were submitted to ~~the President, to Secre~~ President Hoover, Secretary of the Interior Wilbur, Henry Ford, Gov. Rolfe, Mayor Porter, many other city officials and large employers of labor. While I was in Washington I was called into conference with Government officials having such matters in charge. Hearty commendation of the plans published were received from every source the only obstacle to some comprehensive action being the fact that such huge sums had been loaned on home securities in all parts of the country on appraisal basis of 1927 to 1929 that financial assistance for any very large movement on the basis of present values was not forthcoming because of the competition in values.

This is plain talk gentlemen, but facts, given without criticism. The figures given me in Washington of the huge sums at stake in loans made on homes at high appraisals, which would be jeapordized by any great building and selling activity on present prevailing low valuations were staggering. My idea had been to give the home seeker the advantage of present low prices and to help bring back prosperity by inaugurating non-profit community building activities and it was not until I went to Washington and was shown these figures that I was apprised of the danger to almost all of our financial institutions that would come from any great concerted action of this kind.

In deference to our financial neighbors therefore I gave up the idea of community non-profit activity and I had capable men through the medium of actual sales of our own and our friends property in the San Fernando Valley, study market conditions to ascertain the kind of place most generally desired and as a result I had plans for a group of five houses prepared and built them on garden acres near Van Nuys. Two of them are already sold.

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~~In our Van Nuys office alone in 1932~~

In 1932 ~~we sold~~ 25 parcels of property in the San Fernando Valley belonging to our selves or our ~~friends~~ friends were sold in our office and we are not in the real e state business either and have no organized sales force. Only one of these sales was a house and lot. All of the others were garden acre tracts. Prices ranged from about ~~$1,200~~ $2,500 to as high as $5,800 and several of them were for all cash.

As a result of all these activities and group building we find that it is possible to build and sell a big five room stucco house with tiled roof and tiled bath, fireplace, hardwood floors, modern, artistic and unusually well built on a garden acre close to car line and Van Nuys for about $3,500. with City water, city gas, city electricity and real garden soil big enough to produce fruits and vegetables every day in the year, raise turkeys, ducks, rabbits and even keep a cow or have a commercial poultry plant of 500 to 3,000 if one wishes. Land with big trees a little higher

Well built 4 room houses and poultry equipment on garden acres a little further out can be sold for about $2,500.

These are all well built, modern stucco houses, on good streets, close to schools and activities and neighbors.

These are not non-profit but reasonable profit prices, and are based on land and building prices not far away from those that prevailed 22 years ago when I founded the town of Van Nuys.

For many years I have nourished the idea of industrial workers in groups of five, buying together, combining a certain amount of theiragricultural activities and coming and going to work in the same conveyance in order to cut down transporation costs. I stand ready to help financy such activities and to use every reasonable means in my power to see that such deserving workers secure good soil, proper locations and

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Phone:
Michigan 9261

Costs based on present prevailing low values and not on the exhorbitant exploited prices unfortunately prevailing a few years ago.

This is not a real estate sales talk. I am not in the real estate business. There is not a man in my office who has a license or who lists any lands for sale or makes a commission. As I have said before, it is my hobby to help city dwellers get onto a small piece of good soil of their own for I cannot help but believe that they thereby become better American citizens and a bulwark for our institutions intime of trouble.

My assistant is here with me today and if any of you gentlemen wish to receive and read any of the publications I have mentioned or want any other information, if you will give him your card, he will see that you receive same.

Los Angeles, California
December 2, 1931

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Phone:
Michigan 9261

W. P. WHITSETT GROUP PLAN

Better Homes for Less Money
On "Garden Acres"
VAN NUYS, CALIF.

ROOM 3
PROVIDENT HOME SERVICE BUILDING
6410 VAN NUYS BLVD.
PHONE VAN NUYS 100

August 12, 1933.

Mr. O. R. Angelillo, Registrar,
Intermediary and Joint Stock Land Bank,
Berkeley, California.

Dear Mr. Angelillo:

In compliance with your suggestion, I submit herewith a brief outline of the matters we discussed in your office last Wednesday. I am forwarding a copy to Mr. Woolf in Washington at your request.

San Fernando Valley, sometimes known as the rural half of Los Angeles because this great agricultural section lies within the city limits, has become a proving ground to demonstrate the workability of the administration's rural-industrial or subsistence farm plan.

Months ago, when first bare details of the administration's back-to-the-land movement were revealed, W. P. Whitsett, chairman of the Board of the Metropolitan Water District of Southern California, and president of the Provident Building-Loan Association at Van Nuys, set aside $25,000 in money, purchased a parcel of distressed acreage, and placed orders for material for 30 houses of 5, 6 and 7 rooms to be built on garden-acres. This entire project has been patterned as closely as possible in keeping with the administration's subsistence farm program and in line with long proven experience in small farm home development. Its purpose was threefold: (1) To provide work for idle mechanics; (2) to prove the economy, practicability and popularity of the group plan of developing a colony of small farm homes; (3) to demonstrate a practical way of liquidating large parcels of frozen acreage by placing it in the hands of part-time farmers who will depend upon their own intensively cultivated garden acres for a part of their living.

From 30 to 50 men have been employed in the construction of these houses, as high as $20,000 of building material has been used per month, and all of the houses thus far completed have been sold and occupied, with purchasers waiting to move into several homes still under way.

Thus far, the program is a pronounced success, has proved a stimulus to this district and has blazed the trail for other activities. But one man or one private organization cannot continue indefinitely with such a program without adequate financing.

This group plan colony of small farm homes, now rapidly being completed, might well be given study as a model, or measuring stick, if you please, for similar development all over the country in line with the administration's subsistence farm program.

But if this project is to be carried forward, adequate financing must be made available immediately. Reasonable and well secured financing for this project would speed up the present program, continue the present employment, put more men who are now idle on the payroll, and enable an increasing number of families who still have sufficient cash to pay from $800 to $1,500 down on this better class of small farm home, to establish themselves on the land, where they can employ their surplus time raising their own foodstuffs.

Without this financing however the present well-rounded program, in line with the policy of the national administration, will have to come to a halt, and a part time or subsistence farm development of the better class, which might easily become a yardstick for similar enterprises, will have no way of continuing.

This program is stimulating activity in other lines here, encouraging other building programs, and is a stepping stone toward the expansion of this group plan to a point where it can be used as a model for other parts of the nation.

Figuring on an average loan of $2,500 for each of these subsistence farms, with a modern, roomy, well-constructed 5 or 6-room home good enough for anyone to live in, with full and safe security as outlined in the accompanying summary, I estimate that an advance of $250,000 should make it possible to provide for 100 more families in small farm homes of this type within the next six months to unfold and further prove the merits of this group plan.

This has been a hobby of Mr. Whitsett for so long and he believes so thoroughly in the soundness of these proven principles that I believe he would be willing to furnish additional collateral, if necessary, to prove the soundness of this plan to others.

These homes will be sold to families who have a stable source of income to meet their monthly payments, and from $750 to $1,500 cash to make an initial payment, in accordance with the accompanying summary.

A real emergency exists, in the continuation of this program.

I urge that you give the attached detailed summary of our present group plan subsistence farm home development your earnest consideration.

Cordially yours,

Roy V. Milner

Roy V. Milner
In charge of W. P. Whitsett Group Plan
at Van Nuys, California

PERSONNEL AND HISTORY:

W. P. Whitsett founded the town of Van Nuys in 1911. It is now a community of about 18,000 people. He is Chairman of the Advisory Board of the Van Nuys Branch of the Security-First National Bank. He is President of the Provident Building-Loan Association of Van Nuys which has been admitted as a member of the Home Loan Bank. He is Chairman of the Board of the Metropolitan Water District of Southern California, engaged in building the Colorado River aqueduct. He receives no compensation whatever for that work.

After the banking holiday last spring he set aside $25,000 in money and the above-mentioned clear land which he purchased for cash for the purposes herein outlined, and instructed us to build houses thereon in order to put idle mechanics to work. The results to date are summarized above.

Mr. Whitsett has no mortgages on any of his property, enjoys excellent credit, is not seeking to be personally financed but is desirous of continuing the present building program provided it can be financed on a long-time amortised basis.

Because of his directorship in the Provident Building-Loan Association it is not practicable to finance these deals through that organization or the Home Loan Bank unless approximately one-half the sales price is paid by purchaser. This necessitates a slowing of sales by eliminating all buyers who have less than one-half cash and prevents many worthy families steadily employed who have $500 to $1,000 to pay down from being able to secure such part time small subsistence farms now essential to their well being.

EMERGENCY:

At present there seems to be only two sources available to us for such financing:

First: 90-day borrowing from banks. Not practicable, for the money so borrowed must be loaned out over a period of 12½ years.

Second: Combination Provident Building-Loan and Home Loan Bank financing which requires the buyer to have at least one-half the purchase price in cash. Also impracticable because of Mr. Whitsett's directorship in the Provident Building-Loan Association.

Continuance of the employment of present mechanics, employment of additional mechanics and purchase of additional material are dependent upon being able to make and finance sales.

If the money set aside for the present building campaign is frozen up in paper amortised over a period of 12½ years, the building program ceases.

If sales are limited only to those having at least one-half the sales price in cash in order to keep the building fund liquid, it means that sales will of necessity be slow, that future building will be spasmodic and that many of the men who are now and have been for months employed on these jobs will again be idle.

LAND:

No assessments.
One acre to 5 acres.
Excellent soil.
High pressure water to every parcel at low city rates.
City electricity to every parcel at low city rates.
Natural gas to every parcel.
Hard surfaced street in front of every parcel.

TRANSPORTATION:

No parcel more than 6 blocks from interurban electric car line to Los Angeles. Splendid paved boulevards leading to industrial centers and metropolitan areas about 45 minutes away by automobile, making it very practicable for five workers in the same institution to come and go in one automobile.

CONSTRUCTION:

5-room houses at least, some 6 and 7-room; double garage; chicken equipment for about 400 on many places.

Of the best materials,
In the most substantial manner.
By experienced mechanics.
Cement foundations heavier than usual.
No underpinning is used.
Foundation timbers are creosoted and bolted to concrete.
Full tile roofs.
Copper screens.
Tile baths.
Exteriors, cement stucco heavily reinforced.
Interiors, plastered.
Floors, hardwood.
Floors in garage and chicken houses, cement.

SELLING PRICES:

From $3,500 to $5,000 - average about $4,250.

TERMS:

From $750 to $1,000 down; balance in monthly installments of 1% of remaining principal - average about $30 per month extending over a term of about 12½ years.

SUGGESTION:

That some proper Federal organization be authorized to finance the continuance of these activities in order to keep these mechanics at work and to employ more men, by advancing or loaning 80% of the amounts of the trust deeds taken back as a result of these sales, somewhat along the lines in which the Intermediary Bank finances cattle loans to banks except that the advances on these trust deeds shall be repayable monthly, in the same manner and over the same period as said trust deeds and that, if it should be deemed necessary, a reasonable extra collateral be deposited to further secure said advances.

If these advances could be made by the Intermediary Bank or some other like institution, either at Berkeley or in Los Angeles, it should greatly facilitate the matter. Any long-drawn-out delay may defeat the very thing we are trying to do, to-wit: Keep men at work at higher wages.

EXAMPLE:

Sale	$4,000.
Cash payment by buyer - 20% . . .	800.
First trust deed	$3,200.
80% advance	2,560.
Left in the deal for further security	$ 640.

This would provide $3,360 cash which we believe should be ample for all items in an average deal of this sort requiring cash, and indicates a loan of only about 62½% of the actual sale with approximately 15% left in the deal as additional security.

SELF-LIQUIDATING:

This is a strictly self-liquidating project and well secured.

SUMMARY:

This project, so far individually financed in order to create employment, is strictly in accord with and supports the policies of the administration.

The man who has carried it on so far is already donating his time to another huge enterprise giving employment.

The operation so far and those immediately contemplated are not on properties owned by him but on distressed acreage which relieves strained financial conditions elsewhere and accomplishes buying economies for the ultimate purchaser.

The Whitsett Group Plan of construction calls for building houses in groups of 5 or more at a time on a wholesale cash basis, thus effecting great economies, passed on to the buyers.

It is proposed to sell these places only to people with fixed employment or income and who can pay at least 20% of the purchase price in cash.

All these things combine to create excellent security for the proposed advances.

This is a matter that calls for emergency action.

(Copy)

FARM CREDIT ADMINISTRATION

The Farm Loan Commissioner

Acting Pursuant to Part 3 of The
Emergency Farm Mortgage Act of 1933

Office of the Agent
Eleventh District
Comprising the States of:
Arizona Nevada
California Utah

August 31, 1933
Berkeley, Calif.

Mr. Roy V. Milner
6410 Van Nuys Boulevard
Van Nuys, California.

Dear Mr. Milner:

I return to you herewith a copy of a letter addressed to Mr. O. R. Angelillo, Registrar of the Federal Land Bank of Berkeley, and a summary of the Whitsett Group Plan enterprise.

Your situation was discussed at Washington, with Mr. C. W. Carson, Jr., Deputy Land Bank Commissioner, and so far as I am able to tell, there is no government agency from which you can receive assistance. Your type of endeavor appears to me to be in the same category as business buildings within a city. Apparently no provision was made by the Governmental agencies for financing either.

Mr. Carson suggested that it might be possible for the people to whom you sell to qualify for a loan under the recent home loan act, conditioned an emergency can be shown. Other than this suggestion, I have nothing to offer.

In the event I can be of further service to you, I hope you will feel free to please let me know.

Yours very truly,

(signed) William H. Woolf
William H. Woolf,
Agent, Land Bank Commissioner

WHW:IMW

Just Copy Enclosed

W. P. WHITSETT
VAN NUYS, CALIFORNIA

January 5, 1935

Mr. Harry Chandler, President and Gen. Mgr.
Los Angeles Times
Los Angeles, California

Dear Mr. Chandler:

In regard to my being the man to head and lead the procession to mobilize a force that will get some definate value creating action started in the San Fernando Valley, I wish to point out that in 1926 I submitted a plan for a garden city here in the valley which would have had very beneficial effects if headed. Again in 1928 I agreed to donate $5,000 and subscribe $20,000 to a revolving fund to encourage a Garden Acre Home Settlement.

In February 1932 I again submitted a no-profit Garden Acre Home plan which contemplated building 300 homes in three years and spending $100,000.00 in advertising the unusual merits of the San Fernando Valley for Garden Acre Home development, with the view of stablizing prices around $800 per care on good, well located land, for the benefit of all. At that time I agreed to donate five acres and put $12,500 in a revolving fund for advertising and developing together with such of my own time (and that of my able assistant, Roy V. Milner) as might be necessary without any charge whatever.

My plan involved the building of one hundred homes annually for three years on a standardized, uniform floor plan of mass production, the buyer only having the choice of elevation and colors. Homes were to be of five large rooms with inexpensive opportunit to add a third bedroom if desired, two sets of beth and toilet plumbing, Spanish and Monteray types with tile roofs. Under prices then existing,and mass production, these homes could be built at a very great saving below what an individual could build them.

To prove the soundness of this proposal, I have built and sold some thirty houses on my own account to responsible purchasers who paid down from one fourth to all cash and not less than $10.00 per thousand per month including interest at 7.2% on deferred payments--result, no delinquencies and a substancial profit.

At the time I suggested this home building plan, land was around $800 an acre. My forecast,as stated at that time, was that land would decline unless something creative was done to stem the tide. Land prices have declined as is proven by the following recent sales

report:

Sold to Roger Jessup, 40 acres, N.E. corner Saticoy and Haskell Streets, Lot 455, Tract 1000. $300.00 per acre. N.E. corner Saticoy and Woodley Streets, Lot 601, Tract 1000. $300.00 per acre.

Green Mountain Ranch, 80 acres facing Balboa, Sherman Way and Van Owen. Two streets highly improved. 60 acres in fine full bearing walnut trees. 20 acres open. Good home improvements. Price $375 less 5%. Net $356.25 per acre.

So the situation is now more acutely critical than then, therefore, it would seem imperative that vigorous action be taken to preserve values as contemplated by the Los Angeles Suburban Homes Company, and bring the valley to its full fruitition.

The opportunity for financing and building houses is possibly passed as costs have been greatly advanced by the code, and the new Housing Act will fill this financing need, so some other wealth creating settlement activity to fill into the changed situation can be worked out. It is still possible to recreate, stablize, and establish land values along the proven lines of increasing actual desirable settlers.

You know better than anyone else the amount of continuous hard work necessary to save the San Fernando Valley from becoming a valley of shacks.

In view of the desperate situation, I will be one of twelve larger interests in the San Fernando Valley to pay 5% (into an advertising fund) on all sales of property owned or controlled by me for a period of three years. The other holders to do the same. In addition to this I will subscribe to the twelve beneficial interests of fifteen thousand dollars each, payable $2,500.00 each semi-annually in advance to finance an advertising campaign of $5,000.00 a month for a period of three years, which seems necessary to carry accumulative momentum.

The five percent on all sales will be a profit and not a charge to participants as land values will advance in excess of this amount. In fact it is believed that land values can be constructively advanced $50.00 an acre every six months after the first six months.

After the first six months, as the campaign begins to function, the five percent advanced on all sales, to be paid back pro-rata to the

W. P. WHITSETT
VAN NUYS, CALIFORNIA

underwriting subscribers.

I will give such time of myself and assistant as is necessary in managing these San Fernando Valley value creating activities, subject to the direction of a Board of Control of five members to be selected by the twelve beneficial subscribers (after all advances have been repaid). In consideration of my time and work, any further profits which may accrue, one half to come to me and one half to the beneficial interests. This is the greatest service possible to render in consideration of advances to cover advertising.

Yours very truly,

MEMORANDUM

W. P. Whitsett
January 3, 1936

You have asked me to account for the tremendous activity which is taking place in the San Fernando Valley today.

A number of homes located in fertile Garden Acres being constructed at the present time in San Fernando Valley probably exceeds that of any similar area in the United States. The reasons for this development are not hard to discover. To begin with, the lack of construction during the past five years of depression has resulted in an acute home shortage throughout the Nation. However, this does not in itself account for the rate at which building is proceeding in the San Fernando Valley. People are selecting San Fernando Valley as their homes for two fundamental reasons: they have become land conscious and water minded.

The depression years have compelled people to look more closely to the source of their food supply. Probably nowhere else in the United States can the food requirements of the families be more nearly met by home production. Every month of the year sees a diversity of crops under cultivation and harvest. Vegetables, fruits, berries, eggs, in quantity and variety, are available but for the effort of raising them.

However, without water this situation would be impossible. City streets do not yield these products to the city dweller. As never before people are willing and anxious

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However, without water this situation would be impossible. City streets do not yield these products to the city dweller. As never before people are willing and anxious

to supplement their incomes by the produce of their own gardens. However, even the great fertility of the San Fernando Valley would mean nothing without an ample and dependable water supply. The great droughts and consequent suffering throughout the Middle West during the past few years have made the people water conscious as never before.

With the horrors of droughts in their minds, people seeking the vibrant and enjoyable climate of Southern California have looked with apprehension on our water supplies. Not until they found that the San Fernando Valley has an ample and abundant water supply available at all times, delivered under pressure to their front gates through some 900 miles of large-size water mains, have they made their investments in the San Fernando Valley. Movement has now started; it will continue with accelerating speed. Those that came will pass the story of the San Fernando Valley and its adequate water supply to those locally and in distant places who are seeking homes.

The water supply of the San Fernando Valley has, in addition to the supply coming from the Owens Valley, the waters of the Colorado River which will arrive through the Metropolitan Water District Aqueduct within a couple of years. This second water supply will make certain that the San Fernando Valley will have water even through the periods of drought which regularly strike our Sierra Madre Mountains.

The unique position which the San Fernando Valley will find itself in as a result of doubly insured water supply will make possible expanding growth limited only by the amount of land available.

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The Whitsett Group Plan is based on families in groups of five securing Garden Acre Homes at the same time, at the same place, for the following economic reasons:

1st: Five workers going at the same time from their neighboring homes to a common working place, and vice versa, can travel in the same automobile almost as cheaply as one.

2nd: The building of five homes on five adjoining acres at the same time can be done better and more cheaply. In addition, there are many other economies which can be worked out in living and gardening activities.

3rd: Under the Whitsett Group Plan, the garden home places are usually tended better. Where there is a friendly discussion of common problems of planting, growing and harvesting, and the care of trees, gardens, animals and fowls, mistakes are fewer and results surer.

How are the acres to be had at the minimum cost? Let us take the Van Nuys section in the San Fernando Valley with which I am most familiar, where the water and soil conditions are ideal for gardening.

First, I would go to the banks to see if they have foreclosed ranches situated on improved street with all utilities installed which might be suitable for subdividing into acre units.

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Next, I would have the banker refer me to ranches where he had delinquent loans or slow interest payers. As ranches with fully improved streets and utilities installed are taxed too high to make farming on a large scale under present conditions profitable, the owners must subdivide into smaller units in order to profit by street and utility improvements, and liquify the loan. From a subdividion standpoint the owner of say a 40-acre ranch could afford to make a discount of from 25 to 50% of the actual value of 5 acres in order to have built on it five well-designed houses owned and occupied by the right kind of people, provided, however, only the minimum practical street frontage was required.

One should be able to buy under these conditions, an acre that formerly sold for $2500 or over, for say $500 to $1250 - or say $1,000.

Five 5-room houses built at the same time including double garages, driveways, sprinkling systems, etc., should cost around $2500 each. This is probably $1000 less than similar houses have been selling for. Now we have a 5-room house and an acre of ground costing say $3500.

How is it to be financed?

To start this plan, the employer is to loan his credit to five of his best and most productive employees in need of such homes, matching their savings 50/50 up to $750 each, for which each employee will give his installment note for $750, drawing interest at 6%, payable at the rate of $15 per month,

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including interest, the unpaid balance to mature at the end of 3 years from date. (This might be made a joint and several note for $3,750, signed by all 5 parties, monthly payments to then be $75, or 5 times $15). The notes in either event should be secured by second Trust Deeds, also by life insurance policy, and insured against fire. With employees selected by the employer who knows them well enough to loan them his credit, one Building & Loan Association we have discussed this matter with has agreed (if the location and homes are what they should be) to take the first units loaning $2000 on each acre and house at 7.2% interest, to be repaid at the rate of $10 per $1000 monthly, including principal and interest, or $20 per month. At the end of three years this Building & Loan Association will pay employer the balance owed, adding same to the unpaid balance of $2000 provided all installments have been met promptly and property value increased by proper care and planting. If, in addition, $15, including interest, were paid back each month on the $750 advanced by the employer, the total monthly payment would be $35, or probably less than an inferior place would rent for on a 50-foot lot. Such a garden acre can be made to produce this $35 per month.

Why should I as an employer do this?

A. It is not how much money the employee receives, but how much good does it do him--how well does he eat--how comfortably does he live--how free is his mind from financial and other worries when he is doing your work. The correct answer to these questions determines whether he is a profitable or unprofitable employee in your organization.

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B. A Garden Acre Home is a job in reserve during the prime of life and a pension in old age. If your employees were happily located on garden acre homes which you had helped them to acquire you would not have the same feeling about reducing your force to take up the slack when you are losing money, for you would know they could utilize their own time to good advantage by increasing the productivity of their Garden Acre Home, and of their own accord they would want to retire from your service as age began to slow them down, for they should have their Garden Acre Home paid for and would have learned how to provide for their wants in a most satisfactory and enjoyable manner by the production from their own garden. There is no way you can so economically pension your faithful employees and at the same time bring such satisfaction and contentment to them as by now aiding them to provide for themselves in this manner.

We believe it is possible through the agricultural department of the University of California to get proper instruction for these family groups in the proper planting and care of garden, trees, animals, and fowls.

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We know of no more satisfactory way of putting men to work at this time, than in the creating of such places. There is absolutely a shortage of well-constructed, moderately priced houses on desirable garden acres. It is safe to assume that material can be had at cost for cash at the present time, so virtually all the money put into such a plan would be for wages. There is no safer or more constructive employment than putting capable mechanics to work building homes for deserving families at cost on garden acres. This Group Plan would not affect unfavorably the cost on separately constructed homes.

Evolution or Revolution, Which?

We are at the parting of the ways. The road we have been traveling leads to Revolution. This plan makes for better citizenry, defenders of personal rights and country, and can be made to return to the employer every dollar put into it with interest at 6%. Will you divide with your less fortunate employee some of the great ability which has made possible your business success?

If the situation were reversed and you were building a house, and one of your employees was qualified by experience in this special field of financing to be of assistance to you, his loyalty and cooperation could be had by you for the asking. Your employees sorely need your knowledge and assistance in this grave problem of theirs.

How can the employer proceed to interest his employees in this plan? The Los Angeles Chamber of Commerce is now con-

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W. P. W. Group Plan

JOBS FOR THE WILLING - GARDEN ESTATES FOR THE

THE WHITSETT GROUP PLAN TELLS HOW - SOUND AND CONSERVATIVE

The Whitsett Group Plan proposes to enable families in groups of five to secure Garden Acre Homes. These Garden Acre Homes should be built at the same time and in the same locality. Among the economic reasons underlying the plan are the following:

1. Five workers going at the same time from their neighboring homes to a common working place, and vice versa, can travel in the same automobile as cheaply as one.

2. The building of five homes on neighboring acres at the same time, can be done better and more cheaply. In addition, there are many other economies which can be worked out in living and gardening activities.

3. Under the Whitsett Group Plan, the garden home places are usually better managed. Wherever there exists a friendly discussion of common problems of planting, growing, and harvesting, and the care of trees, gardens, animals, and fowls, mistakes are fewer and the results surer.

HOW ARE THE ACRES TO BE HAD AT THE MINIMUM COST?

Let us take the Van Nuys section in the San Fernando Valley with which I am most familiar, and where the water and

soil conditions are ideal for gardening.

First, the banks or reputable realty companies would be contacted to obtain information as to foreclosed ranches located on improved streets having all utility services installed, and which would be suitable for dividing into acre units.

The next step would be to have the banker or realtor indicate such ranches as were delinquent or behind in interest payments. Inasmuch as ranches with fully improved streets and utilities installed are taxed too much to make farming profitable on an income basis under present conditions, the owners must subdivide into smaller units in order to profit by street and utility improvements, and to liquidate the loan. From a subdivision standpoint, the owner of say a 40-acre ranch, could afford to make a discount of from 25 to 50% of the actual value of 5 acres in order to have build on them five well-designed houses owned and occupied by thrifty, industrious people.

One should be able to buy under these conditions, an acre that formerly sold for $2500 or over, for from $500 to $1250 - or about $1000.

Five 5-room houses built at the same time, including double garages, driveways, sprinklin systems, etc., should cost around $2500 each. This is probably $1000 less than similar houses have been selling for. In other words, a 5-room house and an acre of ground can be developed for about $3500.

HOW IS IT TO BE FINANCED?

A conscientious and modern employer would no doubt be willing to lend his credit to five of his best and most productive employees in need of such homes, matching their savings equally up to $750 each, for which the employees will give a monthly installment note for $750, drawing interest at 6%. This note would be repaid at the rate of $15 per month, including interest, the unpaid balance to mature at the end of 3 years from date of issue. The notes would be secured by second trust deeds, and by life insurance policies, the property being insured against loss by fire.

If the members of the group are selected by their employer who knows them well enough to lend them his credit, a building and loan association with whom the matter has been discussed would agree (subject to approval of the homes and their location) to loan in the first instance, $2000 on each acre with interest at 7.2%. Repayment of this loan would be made at the rate of $10 per $1000 monthly, which includes principal and interest, or $20 per month on the amount loaned.

At the end of three years, this building and loan association will return to the employer the balance owed him, adding it to the amount due from the group member; provided, however, all installments have been met promptly and the value of the property increased by proper care and planting. If the additional $15, including interest, were paid back each month on the $750 advanced by the employer, the total monthly payment

would then be $35 a month, representing $15 to the employer and $20 to the building and loan, both including interest, which amount would probably be less than the rent of an inferior place on a 50-foot lot. Such a garden acre can be made to produce this $35 per month.

WHY SHOULD I AS AN EMPLOYER DO THIS?

The important fact today is not how much money the employee receives, but how much good does it do him--how well does he eat--how comfortably does he live--how free is his mind from financial and other worries when he is doing your work. A satisfactory answer to these questions determines whether a worker is a profitable or unprofitable employee in your organization. This plan is the first step to a satisfactory answer.

A Garden Acre Home is a job in reserve during the prime of life and a pension in old age. If your employees were happily located on garden acre homes which you had helped them to acquire, you would not have the same feeling about reducing your force to take up the slack when you are losing money, for you would know they could utilize their own time to good advantage by increasing the productivity of their garden acres.

Furthermore, of their own accord they would want to retire from your service as age bagan to slow them down because their Garden Acre Home should be paid for and they would have learned how to provide for their wants adequately and enjoyably from their own gardens. There is no way you can so economically

pension your faithful employees, and at the same time bring such satisfaction and contentment to them as by now aiding them to provide for themselves in this manner.

Of course some of your eligible employees desiring to avail themselves of such an opportunity would feel a lack of knowledge of how and what to grow. To meet this situation, an arrangement can no doubt be made with the Agricultural Department of the University of California to get instruction for these family groups in the proper planting and care of gardens and trees, and the care of animals and fowls.

At this time special discounts on materials, on plans, and supervision of construction by competent engineering architects can be obtained. For the best efficiency and lowest cost, all building material should be purchased for cash, and labor engaged by contract and well supervised.

There is no better way at this time of putting men to work than by starting to create such places. An absolute shortage exists of well-constructed, moderately-priced houses on desirable garden acres. Today materials can be had practically at cost for cash. Therefore, almost all of the money put into such a plan would be for wages. There is not a more constructive move could be made than putting capable mechanics to work building homes on garden acres at cost, for deserving families.

EVOLUTION or REVOLUTION - WHICH?

Today a parting of the ways confronts our economic

a

and social systems. The road we have been traveling leads to revolution. The plan just presented will make better citizens--defenders of property rights, and the Nation, and can be made to return to the employer every dollar put into it with interest at 6%. Will you divide with your less fortunate employee some of the great ability which has made possible your business success?

If the situation were reversed and you were building a house, and one of your employees was qualified by experience in this special field of financing to be of assistance to you, his loyalty and cooperation could be had by you for the asking. Your employees sorely need your knowledge and assistance in this grave problem of theirs.

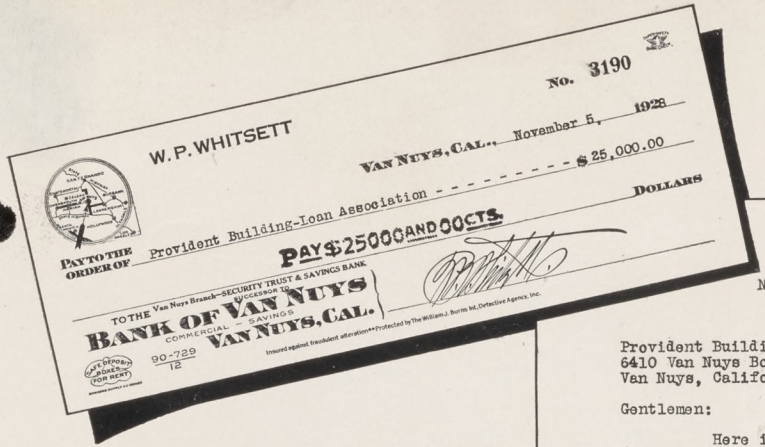
HOW CAN THE EMPLOYER PROCEED TO INTEREST HIS EMPLOYEES IN THIS PLAN?

The Los Angeles Chamber of Commerce is now considering the necessary steps. It is proposed to provide for a committee consisting of three members, representing the three largest civic institutions of our City to administer and direct this Group Plan. Available circulars can be procured for distribution among your employees through W. P. Whitsett or the committee when named. Some one will be furnished on request to present this plan to a group of your employees. If one of your employees is interested, he can work up the first group of five. When that is done, then the architect selected by the group will work out with each

family, the details of the floor plan. When that has been approved, the group, including the employee handling the matter, and a representative from the building and loan association that will agree to loan the money under the stated conditions, will consider for approval the floor plans, elevations, and the location. All money will be paid through the building and loan association as the work progresses.

It is conservatively believed that before three years have elapsed, the second trust deed can be liquidated, and a revolving fund set in motion to aid other groups in securing Garden Acre Homes at cost. These groups would be known in the community in which they are located by the name of the firm which made them possible, thus creating additional pride and interest in appearance and utility.

The Whitsett Group Plan is most workable in depressed economic periods, when land values and materials are cheap, and good mechanics available. It puts men to work NOW!


W. P. WHITSETT

No. 3190

VAN NUYS, CAL., November 5, 1928

PAY TO THE ORDER OF Provident Building-Loan Association - - - - - - - - - $25,000.00

DOLLARS

PAY $25000 AND 00 CTS.

TO THE Van Nuys Branch—SECURITY TRUST & SAVINGS BANK
SUCCESSOR TO
BANK OF VAN NUYS
COMMERCIAL — SAVINGS
VAN NUYS, CAL.

90-729
12

Insured against fraudulent alteration—Protected by The William J. Burns Int. Detective Agency, Inc.

W. P. WHITSETT
VAN NUYS CALIFORNIA

November 5, 1928.

Provident Building-Loan Association,
6410 Van Nuys Boulevard,
Van Nuys, California.

Gentlemen:

Here is my check for $25,000.00. It is to be used without interest to me, to prove the practicability of an economic plan for the development of San Fernando Valley, submitted after my retirement from these activities in 1926.

This plan is briefly set forth in an editorial, reprinted herewith, from the Los Angeles Times of March 6, 1926.

The $25,000.00 fund will put into operation a wholesale non-profit plan to sell garden-acre homes at cost. It is to be allocated as follows:

1. $20,000.00 as a revolving fund for the purchase of five acres at a time for cash and for the construction thereon of five houses, to be sold at cost, in accordance with this plan.

2. $5000.00 to be used as a donation for expenditures in developing and carrying out this wholesale, non-profit plan. Prizes for the most productive and artistic acre can be awarded from this fund.

Sincerely yours.

GARDEN ACRE HOME

direct to you at cost -

DEED DISCRIPTIONS FOR I2 PARCELS OF WHITSETT HOMEPLAN PARK
Being a portion of lot 2I9, Tract No. I000, M.B. I9-4.

Parcel No. I: The West 60 feet of the East 720 feet of

Parcel No. 2: The West 60 feet of the East 780 feet of

Parcel No. 3: The West 60 feet of the East 840 feet of

Parcel No. 4: The West 60 feet of the East 900 feet of

Parcel No. 5: The West 60 feet of the East 960 feet of

excepting the Northerly 25 feet of lot 2I9, Sheet 4, Tract No. I000 as per map recorded in Book I9, page 4 of Maps, Records of Los Angeles County, State of California, and reserving therefrom Right of Way for road purposes over and across the Northerly 5 feet and the Southerly 30 feet thereof and containing 0.875 acres, more or less.

Parcel No. 6: Beginning at a point on the South line of lot 2I9, Sheet 4, Tract No. I000, as per map recorded in Book I9, page 4 of Maps, Records of Los Angeles County, which point is N.89° 59'50"E. 274.68 feet from the S.W. Cor. of said lot 2I9; thence N.22° 35' 27" W. 37.29 feet; thence N.0° 0I' 30" E. 600.74 to a point on the South line of Valerio Street; thence East along the South line of said Street 60 feet; thence S. 0° 0I' 30" W. 635.I5 feet to a point on the South line of said lot 2I9; thence S.89° 59' 50" W. 45.66 feet to the place of beginning, and containing 0.839 acres, more or less; and reserving therefrom Rights of Way for road purposes over and across the Northerly 5 feet and the Southerly 30 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the southwesterly line thereof or its northwesterly prolongation.

Parcel No. 7: Beginning at a point on the South line of Valerio Street, which point is 25 feet South and I60.63 feet East of the N.W. Cor. of lot 2I9, Sheet 4, Tract No. I000, as per map recorded in Book I9, page 4 of Maps, Records of Los Angeles County; thence East along the South line of said Street I00 feet; thence S. 0° 0I' 30" W. 600.74 feet; thence N. 22° 35' 27" W. 260.03 feet; thence N.0° 0I' 30" E. 360.66 feet to the place of beginning, and containing I.I03 acres more or less; and reserving therefrom Right of Way for road purposes over and across the Northerly 5 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the southwesterly line thereof, or its northwesterly prolongation.

LEGAL DESCRIPTIONS FOR 12 PARCELS OF WHITSETT HOMEPLAN PARK
Being a portion of lot 219, Tract No. 1000, M.B. 19-4.

Parcel No. 1: The West 60 feet of the East 720 feet of

Parcel No. 2: The West 60 feet of the East 780 feet of

Parcel No. 3: The West 60 feet of the East 840 feet of

Parcel No. 4: The West 60 feet of the East 900 feet of

Parcel No. 5: The West 60 feet of the East 960 feet of

excepting the Northerly 25 feet of lot 219, Sheet 4, Tract No. 1000 as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County, State of California, and reserving therefrom Right of Way for road purposes over and across the Northerly 5 feet and the Southerly 30 feet thereof and containing 0.875 acres, more or less.

Parcel No. 6: Beginning at a point on the South line of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County, which point is N.89° 59'50"E. 274.68 feet from the S.W. Cor. of said lot 219; thence N.22° 35' 27" W. 37.29 feet; thence N.0° 01' 30" E. 600.74 to a point on the South line of Valerio Street; thence East along the South line of said Street 60 feet; thence S. 0° 01' 30" W. 635.15 feet to a point on the South line of said lot 219; thence S.89° 59' 50" W. 45.66 feet to the place of beginning, and containing 0.839 acres, more or less; and reserving therefrom Rights of Way for road purposes over and across the Northerly 5 feet and the Southerly 30 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the southwesterly line thereof or its northwesterly prolongation.

Parcel No. 7: Beginning at a point on the South line of Valerio Street, which point is 25 feet South and 1.60.65 feet East of the N.W. Cor. of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County; thence East along the South line of said Street 100 feet; thence S. 0° 01' 30" W. 600.74 feet; thence N. 22° 35' 27" W. 260.03 feet; thence N.89° 01' 30" E. 360.66 feet to the place of beginning, and containing 1.103 acres more or less; and reserving therefrom Right of Way for road purposes over and across the Northerly 5 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the southwesterly line therefor its northwesterly prolongation.

Parcel No. 8: Beginning at a point on the South line of Valerio Street, which point is 25 feet South and 10.4 feet East of the N.W. Cor. of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County; thence East along the South line of said Street 150.23 feet; thence S. 0° 01' 30" W. 360.66 feet; thence N. 22° 35' 27" W. 390.63 feet to the place of beginning, and containing 0.622 acres more or less; and reserving therefrom Right of Way for road purposes over and across the Northerly 5 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the southwesterly line thereof.

Parcel No. 9: Beginning at a point on the South line of Valerio Street which point is 25 feet South of the N.W. Cor. of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County; thence East along the South line of said Street 10.40 feet; thence S. 22° 35' 27" E. 330.53 feet; thence West 137.37 feet to a point on the West line of said lot 219; thence North 305.17 feet to the place of beginning, and containing 0.517 acres more or less; and reserving therefrom Right of Way for road purposes over and across the Westerly 20 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the northeasterly line thereof or its northwesterly prolongation.

Parcel No.10: Beginning at a point on the West line of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County, which point is 230 feet North of the S.W. Cor. of said lot 219; thence North along the West line of said lot 100 feet; thence East 137.37 feet; thence S.22° 35' 27" E. 108.31 feet; thence West 178.98 feet to the place of beginning, and containing 0.363 acres, more or less; and reserving therefrom Right of Way for road purposes over and across the Westerly 20 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the northeasterly line thereof or its northwesterly prolongation.

Parcel No. 8: Beginning at a point on the South line of Valerio Street, which point is 25 feet South and 10.4 feet East of the N.W. Cor. of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County; thence East along the South line of said Street 150.25 feet; thence S. 0° 01' 30" W. 360.66 feet; thence N. 22° 35' 27" W. 390.65 feet to the place of beginning, and containing 0.222 acres more or less; and reserving therefrom Right of Way for road purposes over and across the Northerly 5 feet thereof; and reserving therefrom an Easement for Storm Drain Purposes over and thru a strip of land 20 feet in width measured at right angles from the southwesterly line thereof.

Parcel No. 9: Beginning at a point on the South line of Valerio Street which point is 25 feet South of the N.W. Cor. of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County; thence East along the South line of said Street 10.40 feet; thence S. 22° 35' 27" W. 390.65 feet; thence West 137.37 feet to a point on the West line of said lot 219; thence North 305.17 feet to the place of beginning, and containing 0.817 acres more or less; and reserving therefrom Right of Way for road purposes over and across the Westerly 20 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the northeasterly line thereof or its northwesterly prolongation.

Parcel No.10: Beginning at a point on the West line of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County, which point is 330 feet North of the S.W. Cor. of said lot 219; thence North along the West line of said lot 100 feet; thence East 137.37 feet; thence S.22° 35' 27" W. 108.31 feet; thence West 178.98 feet to the place of beginning, and containing 0.363 acres, more or less; and reserving therefrom Right of Way for road purposes over and across the Westerly 20 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the northeasterly line thereof or its northwesterly prolongation.

Parcel No. II: Beginning at a point on the West line of lot 2I9, Sheet 4, Tract No. I000 as per map recorded in Book I9, page 4 of Maps, Records of Los Angeles County, which point is I30 feet North of the S.W. Cor. of said lot 2I9; thence North along the West line of said lot I00 feet; thence East I78.98 feet; thence S.22° 35' 27" E. I08.3I feet; thence West 220.59 feet to the place of beginning and containing 0.459 acres, more or less; and reserving therefrom Right of Way for road purposes over and across the Westerly 20 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the northeasterly line thereof or its northwesterly prolongation.

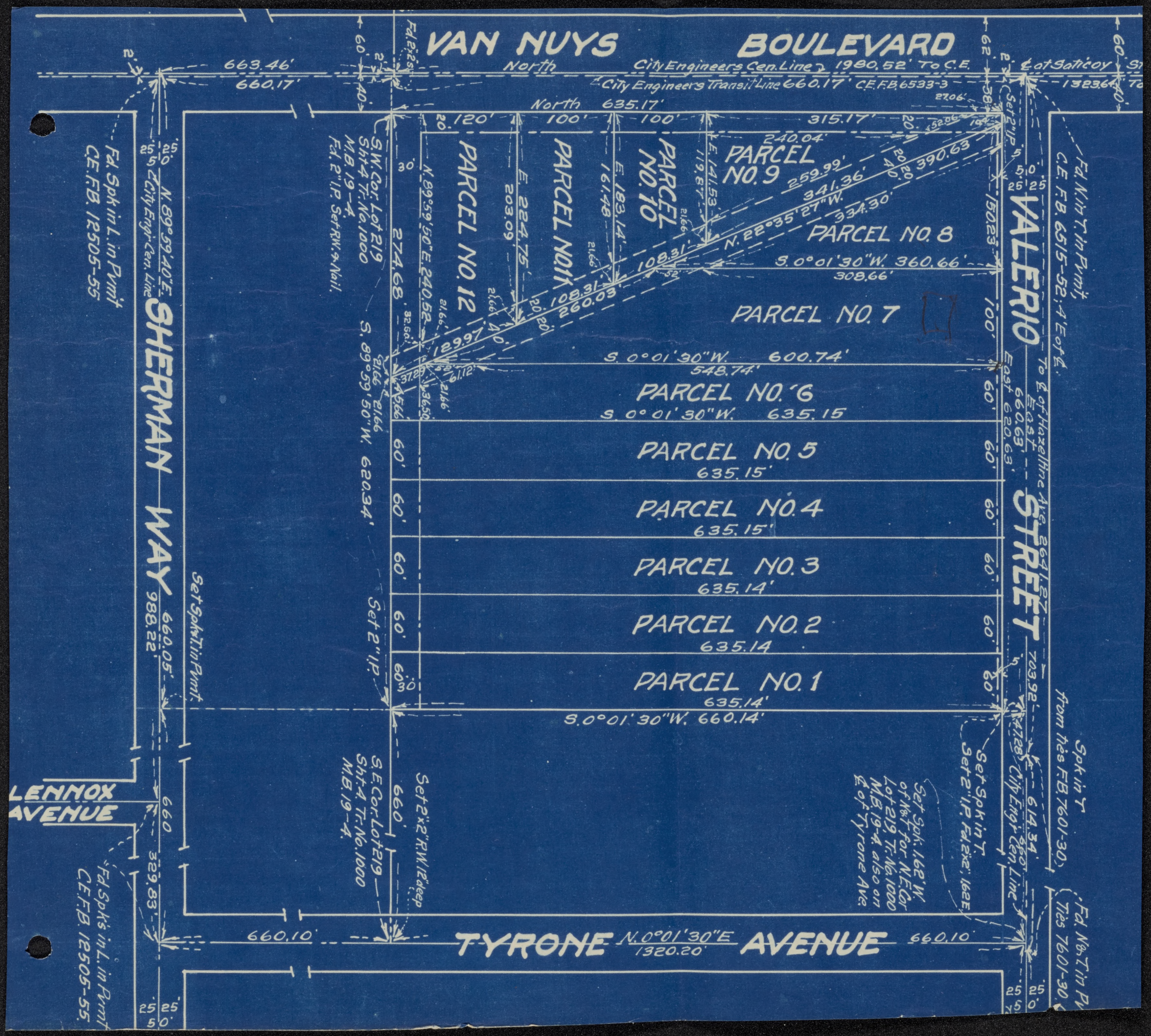
Parcel No. I2: Beginning at the S.W. Cor. of lot 2I9, Sheet 4, Tract No. I000, as per map recorded in Book I9, page 4 of Maps, Records of Los Angeles County; thence North along the West line of said lot 2I9 a distance of I30 feet; thence East 220.59 feet; thence S. 22° 35' 27" E. I40.80 feet to a point on the South line of said lot; thence S. 89° 59' 50" W. 274.68 feet along the South line of said lot to the place of beginning, and containing o.739 acres, more or less; and reserving therefrom Rights of Way for road purposes over and across the Westerly 20 feet and the Southerly 30 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the northeasterly line thereof or its northwesterly prolongation.

Parcels Nos 7 to I2 inclusive: Beginning at the S.W. Cor of lot 2I9, Sheet 4, Tract No. I000, as per map recorded in Book I9, page 4 of Maps, Records of Los Angeles County; thence North along the West line of said Lot 635.I7 feet to a point on the South line of Valeric Street; thence East along the South line of said Street 260.63 feet; thence S. 0° 0I' 30" W. 600.74 feet; thence S.22° 35' 27" E. 37.29 feet to a point on the South line of said lot 2I9; thence S. 89° 59' 50" W. 274.68 feet along said South line to the place of beginning, and containing 3.803 acres more or less; and reserving therefrom Rights of Way for road purposes over and across the Northerly 5 feet, the Westerly 20 feet and the Southerly 30 feet thereof.

Parcel No. 11: Beginning at a point on the West line of lot 219, Sheet 4, Tract No. 1000 as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County, which point is 130 feet North of the S.W. Cor. of said lot 219; thence North along the West line of said lot 100 feet; thence East 198.88 feet; thence S.22° 35' 27" E. 108.61 feet; thence West 230.89 feet to the place of beginning and containing 0.459 acres, more or less; and reserving therefrom Right of Way for road purposes over and across the Westerly 20 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the northeasterly line thereof or its northwesterly prolongation.

Parcel No. 12: Beginning at the S.W. Cor. of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County; thence North along the West line of said lot 219 a distance of 130 feet; thence East 230.89 feet; thence S. 22° 35' 27" E. 140.80 feet to a point on the South line of said lot; thence S. 89° 59' 50" W. 274.88 feet along the South line of said lot to the place of beginning, and containing 0.789 acres, more or less; and reserving therefrom Rights of Way for road purposes over and across the Westerly 20 feet and the Southerly 30 feet thereof; and reserving therefrom an Easement for Storm Drain purposes over and thru a strip of land 20 feet in width measured at right angles from the northeasterly line thereof or its northwesterly prolongation.

Parcels Nos 7 to 12 inclusive: Beginning at the S.W. Cor of lot 219, Sheet 4, Tract No. 1000, as per map recorded in Book 19, page 4 of Maps, Records of Los Angeles County; thence North along the West line of said lot 625.17 feet to a point on the South line of Valerio Street; thence East along the South line of said Street 280.68 feet; thence S. 0° 01' 30" W. 600.74 feet; thence S.22° 35' 27" E. 37.29 feet to a point on the South line of said lot 219; thence S. 89° 59' 50" W. 274.88 feet along said South line to the place of beginning, and containing 3.805 acres more or less; and reserving therefrom Rights of Way for road purposes over and across the Northerly 5 feet, the Westerly 20 feet and the Southerly 30 feet thereof.


VAN NUYS BOULEVARD
North City Engineers Cen. Line 1980.52' To C.E.
City Engineers Transit Line 660.17' C.E. F.B. 6533-3
663.46'
660.17'
North 635.17'
PARCEL NO. 9
PARCEL NO. 8
PARCEL NO. 7
PARCEL NO. 6
PARCEL NO. 5
PARCEL NO. 4
PARCEL NO. 3
PARCEL NO. 2
PARCEL NO. 1
PARCEL NO. 10
PARCEL NO. 11
PARCEL NO. 12
S. 0°01'30"W. 660.14'
S. 0°01'30"W. 635.15
S. 0°01'30"W. 548.74'
S. 0°01'30"W. 360.66'
308.66'
N. 22°35'27"W.
334.30'
341.36'
259.99'
390.63
N. 89°59'50"E. 240.52
S. 89°59'50"W. 620.34'
N. 89°59'40"E.
City Engr. Cen. Line
SHERMAN WAY
VALERIO STREET
TYRONE AVENUE
N. 0°01'30"E
1320.20'
LENNOX AVENUE
660.10'
Set Spk. Tin Pvmt.
Set 2" I.P.
S.W. Cor. Lot 219 Sht-4 Tr. No. 1000 M.B. 19-4.
S.E. Cor. Lot 219 Sht-4 Tr. No. 1000 M.B. 19-4.
Set 2"x2" R.W. 12" deep
Set Spk. in T.
Set 2" I.P. Fd. 2"x2", 1.62 E.
Set Spk. 1.62' W. of N&T for N.E. Cor. Lot 219, Tr. No. 1000 M.B. 19-4. also on ℄ of Tyrone Ave.
Fd. Spk in L. in Pvmt C.E. F.B. 12505-55
Fd. Spk's in L. in Pvmt C.E. F.B. 12505-55
Fd. N&T in Pvmt, C.E. F.B. 6515-52; 4' E of ℄.
Fd. N&T in Pvmt, From Ties F.B. 7601-30.
Fd. N&T in Pvmt Ties 7601-30.
To ℄ of Hazeltine Ave.
East 660.63'
East 620.63'
703.92'
614.34'
City Engr. Cen. Line

Subscription

The undersigned, each for himself, herself or itself, in consideration of the benefits expected to be derived from the building of the houses contemplated in the proposed Non-Profit Organization and Valley Advertising Fund outlined in the attached open letter by W. P. Whitsett, hereby approves of said Organization and Advertising fund and subscribes to said advertising fund the acreage described and set opposite our respective names below.

The subscribers hereto shall be deemed to be members of said Non-Profit Organization and, in consideration of the agreements on the part of said W. P. Whitsett for himself and for Roy V. Milner set forth in said open letter, we request that said Whitsett be constituted the Chairman in charge of said Organization and that Roy V. Milner act as Secretary thereof, and that they select five persons from among the subscribers hereof or representing some subscriber to constitute, with them, an Executive Committee of seven who shall have charge of the operations of said Organization with the understanding that the approval of at least four out of said seven shall be required for the disbursement of any moneys accruing to said Organization for advertising purposes or from the sale of said lands and the houses to be erected thereon, with the further understanding that none of said moneys shall be paid to either said Whitsett or said Milner nor to any other member of said Organization except for services rendered or material furnished and then only if said member be the lowest bidder, but said Executive Committee may hire and pay for usual clerical work, rent of an office, telephone, stationery and like expenses usual to such operations.

Whenever 125 acres of the nature and location satisfactory to said Whitsett and Milner have been subscribed hereto this subscription shall be deemed to be effective and binding on all of the parties involved in the transaction. It is understood and agreed, however, that if less than 125 acres are subscribed and said Whitsett nevertheless elects to carry out his agreements set forth in said open letter and so notifies the subscribers hereto, this agreement shall thereupon be effective on such subscribers and Whitsett; the erection of the houses under said proposed operations to be deemed and accepted as full consideration for the conveyances of the lands subscribed hereunder.

Within ten days after being notified that either the 125 acres has been so subscribed or that Whitsett elects to proceed with the operations of said Organization with less than that amount subscribed, each of the subscribers hereto agrees to convey to the bank in Van Nuys with which it does business or to some trust company in Los Angeles City the lands subscribed hereunder and to instruct said bank or trust company that if, at any time within 18 months from April 1st, 1932, said Organization erects five dwelling houses on each of five acres of said land, of the general design and plan shown on the attached sketch, or causes the same to be done or gives assurance satisfactory to said bank or trust company that same will be done, said bank or trust company is to immediately convey said five acres so built on or to be built on to the order of said Organization without collecting any consideration therefor; but that if, at the end of said 18 months' period, such houses have not been erected or said bank or trust company not be satisfied that within 90 days thereafter they will be erected, so much of said lands as have not been built on (5 houses to 5 acres) are to be re-conveyed to the subscribers hereof, respectively.

And whenever said bank or trust company is required to convey any five acres, as above provided for, to the order of said Organization, the subscriber of that particular five acres hereby specifically agrees, immediately on demand at that time, to pay all taxes, assessments and encumbrances on said five acres to the end that same may be conveyed by said bank or trust company free of encumbrances except taxes for the then fiscal year that may be a lien but not yet payable and restrictions, if any, in effect at that time; and subscriber further agrees, at that time, to pay all escrow charges and to furnish and pay for title insurance to the amount of $4,000. for each five acres showing title in said bank or trust company free of encumbrance except as above provided for.

Nothing herein shall be construed as constituting the subscribers hereto as partners, pro-rata or otherwise, and it is expressly understood and agreed that there shall be no obligation or liability on any subscriber hereto other than to convey the lands and pay taxes, assessments, encumbrances, escrow and title charges as specifically provided for herein and that there shall be no obligation or liability on said Whitsett and Milner other than as specifically set forth herein and in the attached letter.

Subscriber	Acres	Description

3260 words 31957

BACK TO THE SOIL By Ida Floyd Whitsett

Through the bedimmed atmosphere of present-day confusion -- of political theories, social experiments, religious cults and countless panaceas offered to cure every ill that afflicts the world -- a ray of light pierces clear. It points to nothing new or untried, but shows us the old, time-worn Path of Simplicity that leads through the Garden of Understanding. Down this path have walked the seers of every age, true prophets, wise philosophers, illustrious poets, masterful teachers and all the leaders of men. Those who follow this beckoning light read the fundamental laws which Nature has written across her scroll of Earth -- laws that are unchanging and unchangeable in the plan of Creation.

Many leaders in America today have caught this vision and their cry is "Back to the Soil". To realize the significance of this cry, let us briefly review our recent past.

We think we have reached an advanced state of civilization. America in particular boasts a highly mechanized industrial order with a corresponding preponderance of social organizations. Our own United States, which is so young in spirit, adopted labor-saving devices with such enthusiasm and rapidity that it appeared for a while as if the end of human toil had come. The story is well known.

Youth of the land abandoned the farm with its grimy work and flocked to the cities to seek "white collar jobs," to buy whatever they needed on the installment plan, and live with maximum comfort and minimum exertion. Our metropolitan areas became top-heavy and there grew a spirit of restlessness and dissatisfaction which is the inevitable result of artificial, crowded

living conditions.

Meanwhile inventions continued with progress for the countryside. Rural free delivery, good roads, telephones, low-priced automobiles and, finally, the radio lifted rural America out of the isolation from which its youth had fled, and suddenly all eyes turned back to the open spaces with their verdant groves and fields, pure air, and invitation to freedom.

But our system of living is too complicated to "right about face" immediately to accommodate prevailing fancy.

During those years of rapid changes many difficult problems of social and economic maladjustment had arisen, resulting in the present chaotic conditions with which we are all too familiar. The good old garden-variety of philosophers who knew that a very rapid growth is seldom sturdy, said at once, "We have wandered too far from our source of supply. We have added to our superstructure without strengthening our foundation. We have lost our sense of balance because we do not adhere to basic principles."

Alas, those words had little meaning to a new generation, grown up surrounded by such artificial environment, and so far from personal contact with the basic necessities of life that they had to ask, "What are fundamentals, and whence is their source of supply?"

There is much to explain to these twentieth century, city-bred children. Their actual experience has taught them that man-invented, man-controlled machines are the sources of most of the things they see and use. Should we wonder that it is hard to make them understand that their basic needs are supplied by the working of laws eternal in a universal plan -- laws that antedate the modern machine by eons of years and which will govern this planet long after their generation is forgotten? With the physical laws of science, today's youth are more familiar than their forebears. In the laboratory and factory

they exhibit genius. But for lack of opportunity to observe Nature they are not always able to make practical application of their knowledge, and they lack inspiration because they do not know that man possesses a dual nature -- a nature that is spiritual as well as physical. Little can be accomplished by reminding this generation of the teachings of the past. They must find out for themselves just as the youth of every other age have done. The best we can do is to create for them an environment in which they can study and learn those fundamental laws which the pioneers of America were forced to learn when they faced a wilderness, and conquered it.

This does not mean that we should return to a primitive state -- nor even give up any of the convenient trappings of civilization which we prize so highly. But to regain our balance we need to adapt modern inventions to a simpler mode of life -- to re-establish our relationship with the soil that we may be familiar with the source of supply, and in the peace of a garden, hear the wordless messages of the Infinite.

I said many leaders in America are sounding the call, "Back to the soil," as elemental to recovery. Let me quote from a recent statement by Henry Ford: "The farm and the factory are natural allies. One is incomplete without the other. They never should be separated, for each has the power to heal the other of any economic ills that may befall."

In this idea, Mr. Alfred P. Sloan of General Motors concurs, saying: "I personally believe that decentralization is a good policy for industry to follow, rather than to follow the policy of a highly centralized integrated unit which carries people that much farther from the soil. After all, the soil is a pretty good thing to stick to. We can learn a lot from it."

Thus we find both of these great industrialists decentralizing their plants and locating their branches in suburban districts where their workers may have garden plots adjacent to their homes. By tilling the soil, these men whose

factory jobs tend to make them automatons, may satisfy their creative impulse and maintain that physical, mental and spiritual health which comes from contact with Mother Earth. Incidentally, gardening creates a desire for home-ownership, which means a higher morale; and a thrifty family, who study and work to realize the full possibilities of a garden acre, will be abble to supplement their earnings, enjoy more abundant food, and tide themselves comfortably over those idle periods which recur from time to time.

More far-reaching in its influence calling America "Back to the Soil," is the organization of Garden Clubs all over the country. This movement, started less than four decades ago in the home of a garden-lover in Athens, Georgia, has recently become one of the most popular fads among smart women throughout the United States. Besides the National Council of State Federations of Garden Clubs, and the exclusive Garden Club of America, there are "garden classes," "garden centers" and "Beautification Committees" acting independently and as parts of other clubs over the whole nation. The present popularity of gardening as a hobby among thousands of women who formerly disdained any association with the soil proves the appeal of fundamental beauty and practicality as an antedote for an overdose of artificial standards.

The first garden clubs were formed by the socially elite. They had gardens and loved them; but the details and planning had always been left to the hired gardener who was an ignorant sort of fellow -- yet amazingly sound in his philosophy if they ever took time to talk to him. These women were far above the average in intellect and experience. Despite the luxuries they had always enjoyed they felt their contact with real life was too remote. They wanted to have a part in the creation of the beauty of which their world was so full. So it was but natural that the Garden Club, which suggested the study and cultivation of beauty at its source, with the opportunity to spread knowledge and appre-

ciation of these things to less fortunate classes, should at once capture the imagination and enlist the energies of these cultured women.

These leaders, whose entire lives had been spent in the pursuit of Beauty in its various forms, had learned that beauty must be divided into two classes before its value can be properly estimated. First, Natural Beauty as exemplified by Nature in her beneficent moods -- crimson sunsets, foaming waves, silvery moon-glow, buds of spring, healthy children, strong men, gentle women and all those reproductions of sound harmony and color which we know as music and art. Second. Artificial Beauty such as we find in the changing fads of fashion in dress and decoration -- many of which distort Nature to a ridiculous degree. Natural Beauty is enduring. Artificual Beauty is as transient as the notions of the frivolous folk who foster it. The real artist who captures rainbow tints with their illusive daintiness and puts them on canvas will speak to generations yet unborn. The would-be artist who designs a spike-heel for an evening slipper, or decorates a room with the imaginary expression of a half-baked idea will one day be considered as absurd as the South Sea islander who weights her ear-lobes with heavy rings in an attempt to be beautiful.

In estimating the effect of these two classes of beauty, we find that the love of natural beauty tends to make us more spiritual, while the quest of artificial beauty tends to make us gross materialists. For Nature offers her treasures freely to all who seek and appreciate; but artificial beauty is created and promoted by those who would exploit our weakness in obeying our herd instinct to "follow the leader."

Too often these two kinds of beauty are confused, and the purity of natural harmony is lost as we fall prey to temporary standards. So we must hark to the teachings of the past.

Both reason and history point to the garden as man's first possession and

to gardening as the oldest occupation in the world. Whether we accept Genesis literally and ~~accept~~ think of Adam and Eve as the first man and the first woman appointed by God to have charge of His newly created world, or whether we give a broader interpretation, believing that the Creator made the world a garden and gave mankind the intelligence and ability to perfect its beauty, our conclusion must be the same. We know that wherever man has labored faithfully in co-operation with the laws of Nature, he has achieved a Paradise which conforms well to the descriptions of the Garden of Eden.

A perusal of history discloses that, wherever civilization has transcended the state of merely pursuing the necessities of life, Gardening for Beauty has been developed as an art. The Hanging Gardens of Babylon, the glory of Grecian and Roman estates, the medieval gardens of Europe, some of which are the mecca of tourists today, all remind us that those who attained true culture remained wise to the necessity of contact with Nature. They learned from her and they worked with her.

Here in our own country we are not wanting for examples of great men who believed that the enhancement of natural beauty was part of true building. The gardens of Mount Vernon and Monticello, recently restored according to the plans made by their respective owners, Washington and Jefferson, and the Middle Gardens near Charleston, landscaped in 1745 under the direction of Henry Middleton, member of the first Continental Congress, and now visited annually by many thousands, bear witness to the nature of leaders who planted the seeds of culture in this land.

My own most treasured possession is a copy of the Diary of Margaret Lynn Lewis, wife of Pioneer John Lewis of Staunton, Virginia, and mother of four Revolutionary patriots, among them General Andrew Lewis of Washington's staff. That diary, which is the record of the innermost thoughts of a young Scotch girl who followed her adventurous husband to an untamed wilderness, has one entry

that is a key to her character. She describes the log cabin which is their temporary abode with its fortification against Indian attacks, and says: "My husband and sons are now engaged in building us a stone Mansion (as they are pleased to call it). When this is done, I shall feel something like ornamentation.------- No. That is not right. I shall not wait. This very day, I shall take my youngest son and my little daughter, Alice, and we shall plant some of the primroses that grow in this Eden Valley of Virginia to climb about our cabin walls. For," she adds, "I believe that beauty of soul comes from beauty of surroundings." Surely it was such a spirit among early American Mothers that gave impetus to such cultural development as we enjoy today.

The hope of our country amid the present chaos is that so many of our leaders are emphasizing these fundamentals upon which the pillars of progress rest. Through this "back to the soil" movement which is so popular among women, and, in a more substantial way is being advocated by business and industrial leaders, we, as a nation, will learn first-hand those lessons which are basic to the highest development of our spiritual and physical natures.

Disraeli once remarked, "How fair is a garden amid the toils and passions of human existence." Never were the toils and passions of human existence more complicated than at the present moment. We are faced with momentous changes, the outcome of which we dare not predict. One thing is certain. If we successfully weather the storm of this transition period through which we are now tossing -- and we believe we will -- one of our major problems of social adjustment will be the profitable use of added leisure hours.

To the fortunate few who have always had time for cultural pursuits, there is no such thing as a surplus hour. There are a thousand gates open to paths they would like to explore. Art, literature, music, creative work of various sorts, all invite those who, in their education and social training have had a taste of these fine things.

But to millions who from childhood have known only the grim necessity of work to avoid want, these gates are closed. Men and women who have spent all their years up to ripe maturity earning meagre bread and providing mean shelter cannot suddenly fall in love with art or appreciate a symphony. They have in their souls an intense longing for something better -- something finer; for that is the burning of a Divine spark within that animates all human nature. They want to be part of the creative force in the Universe of which their Father God is Master. But the weight of responsibility has bowed their heads too low to catch high vision and the impact of necessity has pressed them too close to reality to know its magnitude.

If the machine is to benefit mankind, it must shorten his hours of drudgery, and give him leisure for culture. How shall we open to masses suddenly released from depressing hours of toil, the door to new beauties, unrealized pleasures, greater fulfillment?

Here is unprecedented opportunity for the Garden Clubs. Here is the challenge already being accepted by Henry Ford and Alfred Sloan and many other employers who know that profitable use of leisure is essential in the scheme of life.

One thing in common is possessed by every human creature. That is our relationship to the "dust" or "common clay" of which we are all made. Whatever credence we give to the story of man's creation "from the dust," the fact remains that we are sustained from the cradle to the grave, directly or indirectly, by the products of that "dust". The fundamental necessity for food always has and always will call men "back to the soil." All men, of all classes and of every degree of culture must find fulfillment of their mutual need in the good earth. As its food builds our bodies, its beauty builds our souls. In a garden -- where perfumed flowers wave and the shadows of stately trees stretch

out over green lawns, where birds sing and the coming of spring promises us life eternal -- here all men meet on common ground. The poorest wretch who walks the earth can be made to feel a smile by pointing out to him the beauty of a field of flowers, the warmth of friendly sunshine, or the fanning of a gentle breeze. Such things make human limitations seem trivial. For, under the spell of Nature, we realize the greatness of an orderly universe which we can only conquer by submission.

So this relationship to the good earth must be used as the entering wedge by means of which cultural environment may first penetrate into the lives of those who have hitherto known no leisure for such graces. The seeds of beauty thus planted into human hearts will multiply and take on new color and form according to the fertilization they receive. New generations, in the formative years of childhood, can easily be taught the love of growing things, a respect for the orderly laws of nature and obedience to those principles common to human and plant life. This is essential in this very sophisticated age.

Such a wide range of knowledge is offered to us through the many modern mediums of teaching, of which the commonest is radio, that we are apt to catch superficial glimpses of many things and still lack the simple truths we could learn from common experience. It is smart today to consider "trite" those old maxims, adages and proverbs that were in all the old copy-books and readers. Aesop's fables and tales of heroism have been "debunked" as lacking in reality. Alas, we wonder how high the human intellect can reach without the solid foundation of those "trite" discarded maxims! Before we worked our first problem in geometry we were taught certain axioms. Those axioms had to be applied to every problem we solved. Without those accepted facts, we could prove nothing.

Just so in life. There are certain principles that are unchanging. They

have been tried and proven through the ages. Without the understanding of those axioms, and their application in every problem we attempt to solve -- social, industrial, economic or spiritual, humanity will grope blindly and find no answer. Great leaders of all ages have had the roots of their wisdom buried deep in the rich soil of simplicity. They had simple faith, simple expression, simple ways of living. Nourished from an unseen and inexhaustible source, they were neither scorched by the fires of criticism nor unbalanced by the stiff winds of opposition. Serenely they combatted every adverse influence and have towered above those whose shallow brains spread widely over the surface of the earth.

Just a few reminders from a gardener's note-book may serve as examples of principles we might well apply in our national life today. "Gardening must be thorough. Complete knowledge of soil requirements, proper amount of sunshine and water, manner of cultivation, depth of planting, necessary drainage and how to combat likely enemies are necessary before one can hope to successfully grow any particular plant. When weeds appear, they must be rooted out completely lest they take possession of the soil. Cutting off their tops will not do."

Comparing this note with the haphazard manner in which we attempt to start new projects -- or with the absurdity of making reforms by writing laws and signing treaties -- we may understand why many of our best intentions fail.

Another gardener's note. "You cannot regiment a garden. Each family of plants has a complete list of specific requirements which must be met before they will yield their best blossom and fruit." Knowing the definite "personalities" of plants, any real gardener would consider absurd the modern attempts to regiment humanity into a "social machine".

Note three. "I picked the first flowers from my own garden today. I gaze

on them and wonder. Perhaps there are, and have been, countless blossoms more perfect -- but to me, these lovely things for which I have worked, and watched and waited these many months are the most gorgeous flowers on earth." This supreme joy in personal creation and ownership explains the love of parents for their own children and that indescribable joy that comes from building one's own home. Yet millions of Americans live in apartments, flats, "land yachts," or any place they can sleep comfortably and prepare food -- and call it home. How much the soil has to teach them!

Just one more quotation from the gardener's note-book. "My garden was a mass of bloom. The show was wonderful. I felt so proud of the results of all my labor. Then suddenly the flowers all died at once, the bushes withered and all my work had gone. Yet my neighbor's garden, which was never half so gay as mine, still has fresh blossoms every day. I asked him to tell me his secret. He told me that he gathered his flowers as fast as they bloomed, giving them to whomsoever he thought they would please. 'That keeps them from going to seed,' he explained. 'As long as you pick the blossoms and keep cultivating them, they keep blooming. Only a few choice blooms should be left for next year's seed.'"

Another lesson of life. How often we see people with money and talent revelling in their luxury and fame without realizing that all possessions increase with sharing. They fall by the wayside, victims of extravagance and vanity, when they might have prolonged their joy through a lifetime had they understood the immutable principle of "giving to gain."

Above are only a few of the simple truths we learn from observation in a garden. We should rejoice that America is increasingly "beauty-conscious" and applaud the work of those who are leading us back to the soil.

As a result of what has already been done, we can drive up and down the

streets of any first-class residence district and note beautiful gardens by the score. Nice shrubs, verdant lawns, trees, and flowers of the season -- and yet the note of hospitality is sadly lacking because we have not yet learned to live in our gardens. Garden furniture and "out-door living rooms" are still extremely rare. Money and time have been spent in making a show-place of the garden, but no time is reserved to sit in it and enjoy it.

Nothing would do more to restore the mental and spiritual equilibrium of these restless times than a sudden turning to the garden as a place of recreation. When the toil of the day is over, and the tired business man comes home from his down-town office, what a boon it would be to find his family waiting for him in the garden! A comfortable chair, a refreshing drink, the children playing and asking the million questions a garden inspires -- surely this would be a happy alternative for the blase atmosphere of the cocktail room. Here his mind would awaken to new beauties; soft perfume from old-fashioned flowers would stimulate memory and the cares of the day would seem trivial amid Nature's serenity. We hear much about the benefit of a bath and massage before dinner. That is good, physically. But how much more we need that mental and spiritual "bath" which comes from the relaxation of a quiet hour out-of-doors. There would be much merit in the slogan, "Spend the twilight hours in the garden." Such a custom widely practiced in our country would improve health, increase our mental poise and raise our moral standards so that every phase of society would benefit.

We have come to look too much to some far-away source for the solution of our difficulties. The cure for most of the world's ills can be found in the individual home. If every family in America could, in fact, be a little "garden circle" where parents and children worked together in the cultivation of Nature's gifts, there would develop a deeper understanding of the basic laws that govern all life -- animate and inanimate. Emily Post has given a most beautiful definition of culture. She says, "Culture is the essence of Education distilled

through an enlightened mind and an understanding heart." Our children are being educated. But education is only the foundation for that aesthetic, charming quality we feel rather than know - called Culture. The enlightened mind and understanding heart come from personal contact with those refined influences that broaden our sympathies and moderate our opinions.

If we would build a richer, better life for future America -- a life that will fulfill the ideals our forebears set for us; if we would make of our citizenry the kind of men and women necessary to the success of democratic government; if we would advance toward that high state of culture which we believe would cure the world of its bitterness and hate with their resultant conflicts -- then let us build solidly on those eternal truths Nature has taught and history has proven. Let us make the most of the best we have inherited and hark "back to the soil" and those principles God first taught in a Garden.

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3260 words

Ida Floyd Whitsett
6711 Van Nuys Blvd.
Van Nuys, California

Van Nuys, California,
March 25, 1940.

Mr G. Ivan Peoples,
Tarzana,
California.

Dear Mr Peoples:

Replying to your request for some suggestion or plan for marketing more San Fernando Valley real estate in which brokers in all parts of the Valley may participate:-

The "best beneficial uses" for San Fernando Valley land may be scheduled roughly under six headings:

1. Business
2. Residential rental
3. Single residences on lots.
4. "Gentlemen's Estates"
5. Agriculture
6. Single residences on "garden-acre" tracts.

Numbers 1 and 2--Business and residence rentals, obviously, require only a small portion of the total acreage and are and always will be dependent on strictly neighborhood conditions and the extend and development under Numbers 3 and 6 in near by neighborhoods.

Number 3/-Residences on lots- is practically dominated by F.H.A. activities at the present time and that, with transportation conditions, precludes the possibilities of any operations of sufficient scope to enable brokers in all parts of the Valley to participate.

Number 4--"Gentlemen's Estates" will absorb only a comparatively small acreage in preferred locations.

Number 5--Agriculture--is apparently on the way out. Continuing low prices for farm products indicate that owners of large tracts must in self protection, subdivide more and more of their holdings.

It is therefore indicated that ~~any~~ activities which will enable the largest number of brokers in all parts of the Valley to participate will most of them come under Number 6--that is, on tracts of 1/2 to 1 acres. commonly known as "Commercial acres", "Garden-acres" or your new coined name "farmstead".

Unquestionably the San Fernando Valley has more to offer in that line right now than any other part of Southern California and will have until such time as Colorado River water becomes generally available for irrigation purposes. When that time come the San Fernando Valley will have real comp etition and before then , therefore, we should firmly establish our markets and developments in order to have acquired momentume enough to keep ahead of that competition, when it comes.

How to do this effectively and at a cost that is not prohibitive is obviously the problem for consideration and all of the above fancy talk is nothing more than preliminary to a discussion of possible plans to meet that problem.

Naturally, the first thing we all think of is "advertising"--unquestionably good for individual activities and to reach prospects who have already the bright ides of acquiring a home in the San Fernando Valley--but too expensive for educational purposes and large scale activities, and large scale operations can be made possible only by large scale educational activities. We must sell the idea first--create first in the minds of the public the desireability of owning a "garden-acre" in the San Fernando Valley and there is no better way than to be able to show the public something approximating a model of what we have to sell but such showing should , to be most effective, free from sales solicitation.

Stereotyped activities will get indifferent results. Times have changed. New, novel and different ways must be found to tell our story. Here are two suggestions.

It was suggested recently that the Bureau of Water and Power, in order to promote the sale of more water and electricity, of which it has at present a considerable surplus, lease a"garden-acre" tract, 100 feet by 300 feet, and equip it with a model, modern, small farm-type home with some poultry, rabitts, goat, garden fruit, flowers, vines etc and to carry on thereon planting operations seasonal to the Valley and to invite the public, through its publicity media, to inspect the property without charge with the idea that the whole project should be educational in its nature and for the purpose of increasong the sales of water and electricity by the City.

It is entirely possible that thousands of people can be brought to the Valley every month by the proper operation and publicity of such a project with the ultimate result that large numbers of them may be imbued with the desire to own a place like the sample they see on exhibition and that should mean increased revenue for the City as well as ~~business for local real estate men.~~ development of the valley.

A well located, convenient and desireable site has been offered to the Department rent free and considerable preliminary work has been done but it appears to have been side tracked in the Water Department offices, for the time being at least.

Pressure from the local ~~Realty Board~~ Chamber of Commerce might be the means of hastening this project and establishing the first unit of an educational campaign which must be a condition precedent to any large scale sales activity.

The other suggestion has a broader base and will require more work, much of it statistical and methodical, and some , but not prohibitive, expense.

This Valley is a part of the City of Los Angeles.

The City has for sale a surplus of water and a surplus of electricity.

The City Needs increase of population, increase of building within the saturation point, increase of industrial income and increase of tax income.

~~Metropolitan~~ Los Angeles at present pays the major portion of the gasonline taxe and receive only a minor part of the benefits therefrom in the way of direct street improvements in the Metropolitan area. The same is true to a very considerable extent as to school ~~taxes~~, hospital, sewer, flood control and many other taxes. Much of the benefits which the City of Los Angeles tax payers pay for go to other incorporated cities such as Glendale, Burbank, San Marinao, Compton, Long Beach and the like.

For instance, Glendale and Burbank practically exist on water paid for by the tax payers of the City of Los Angeles, brought from the Owens River Valley and droped into the subterranean channels of the lower San Fernando Valley from which it is pumped by these two rapidly growing cities who do not share any of the tax burden required to get the water there.

The City of Los Angeles has a comprehensive water and power distribution installed throughout almost all of the San Fernando Valley and it has surplus water and electricity to sell and it is much better business for it to sell that surplus from mains or lines already ~~established~~ constructed than to open up new territory requiring new and additional capital investment.

Down-town real estate expecially is staggering under a tax load a very considerable portion of which benefits other minicipalities. Development and buildings in the San Fernando Valley will create new and added values for the City of Los Angeles and help carry that tax load and will lalso create new and additional markets for what that down town has to sell.

The suggestion is that a well posted man experienced in such matters be employed to get the accurate statistics of what the City pays in various taxea dnd what is paid out of those taxes in the City, totgerar with accurate statements of the assessed values in the entire City and in the San Fernando Valley and how much is paid out every month in the Valley to the City for water and light and taxea and sables showing the increase during the past year with the tend for furure increases, in other words, accurate and proper statistics concerning the distribution of the tax load.

Then, through the Los Angeles Cgamber of Commerce and like associations, present those figires to the down town business leaders to the end that they be made to realize the benefit of the development of the San Fernando Valley to them and their businesses, so that they will realize that evert "garden-acre" home in the San Fernando Valley is an asset to down town Los Angeles and that it is to their interest to foster, encourage and even sponsor the development and building of garden acre homes in the San Fernando Valley rather than in near by other cities because San Fernando Valley is a part of the City of Los Angeles and developments there help spread and carry the general tax load.

The argument of the industrial security accruing to their employees who have garden acres is another most excellent argument.

4/5/40

MEMORANDUM

In a metropolitan area, the largest central city has frequently been looked upon as the exploiter of its satellite cities and the circumscribed unincorporated area.

With regard to the City of Los Angeles, the hub of the Southern California metropolitan area, this is certainly not the case at present. For a good part of the last generation, Los Angeles City has been looked upon as the paternal old gentleman who was willing to pay the bills for almost any type of improvement which would benefit any considerable part of the Southern California coastal area. Whether it was the building of the great harbor, the airports, drainage, flood control, water supplies, or developing new and diversified industries, the City of Los Angeles has borne the greatest proportion of the expense. All too frequently it has received a disproportionately small percentage of the ensuing benefits.

As a classic illustration, the City of Los Angeles many years ago built the great Owens Valley Aqueduct rather than take away water which the adjacent areas might need for their growth and development.

In many instances the obligations incurred by the City of Los Angeles for these community purposes have been reflected in lower taxes for neighboring cities. These lower taxes which Los Angeles made possible frequently have had the adverse effect of drawing population and industry to neighboring cities. This has been a twofold loss. First, the direct loss of citizens and business; and, secondly, the loss of assessible wealth which

would spread the tax burden.

As an indication of what is going on, the following population figures are interesting:

In 1910, Los Angeles City contained 63% of the population of the County. By 1920 this had decreased by only one per cent to 62%, but by 1930 it had fallen to 56%, or six times as much, and the 1940 census will undoubtedly reveal a still further decline.

In other words, Los Angeles, in spite of her large contributions of credit and expenditures, is losing population to which one might say it was reasonably entitled. People who work in Los Angeles and receive their income from her economic activities have found it profitable and to their advantage to live outside her boundaries. They take advantages of parks and the many cultural and intellectual facilities provided without contributing fairly to their cost.

The growth of the adjacent area at the expense of Los Angeles has not been due to the lack of space or congestion within the City. The population density in Los Angeles City is about 3,000 persons per square mile, which is only one-fourth of that of San Francisco and one-seventh of New York City's. The San Fernando Valley joined with the City many years ago in order to obtain a water supply. She has taxed herself for water mains, power lines, hundreds of miles of streets, lighting systems, parks, play grounds, schools and other public facilities, in addition to the harbor, flood control, drainage works, which redound more to county areas than to herself. It is only fair that having contributed so much to the growth of all of Southern

California that she should have an equal opportunity to present her advantages without the penalty of higher taxes resulting from her public spirited support of all Southern California. The figures also show that while the percentage of the County's population living in Los Angeles City has declined, all of the major nearby cities with the exception of Pasadena have increased their proportionate share of the County population.

As illustrations of the activities which the citizens of Los Angeles are carrying on for the benefit of the outside areas, we might mention the police and public health activities. Los Angeles maintains its own Police Department and also contributes about 56% of the expense of the Sheriff's office serving about 15% of the population of the County. The same is true with regard to public health. Los Angeles contributes over 50% of the cost of the County health activity and in addition maintains its own Health Department. In the matter of motor vehicle taxes and license fees, Los Angeles City has contributed approximately 60% of the money the County receives from the State and receives in return only 33% of the appropriations. In the case of the expenditures for flood control, Los Angeles has contributed approximately 65% of the cost and received about 29% of the benefits, or about half its contribution, and these figures include the conceivable benefit which Los Angeles receives from protection of the harbor against silt.

THE PLACE OF GARDEN-ACRE HOME CONSTRUCTION

IN THE POST-WAR PROGRAM

BY W. P. WHITSETT

OCTOBER 15, 1943

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1. In the 5 year period following the end of the war there should be constructed in the San Fernando Valley 50,000 garden-acre homes, an average of 10,000 a year.

2. These home places when completed should average $8,000 or a total expenditure of $400,000,000.

3. Most all of this money will flow to labor and through the regular established channels of business and will represent sound economic and social expenditure.

4. To the City of Los Angeles it will add approximately $200,000,000 of assessed valuation and at the current tax rate, an increase in the annual tax income of $11,000,000.

5. To the utilities serving the area, 50,000 new homes will provide $4,200,000 of new revenue.

6. Of the $400,000,000 expenditure during the 5 year period, $250,000,000 will go directly and indirectly into the hands of labor.

7. The foregoing analysis applies only to the relatively small area of the San Fernando Valley and would be multiplied many times when applied to the entire Coastal Plain of Southern California.

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The post-war period in Southern California will, I believe, be different from that in any other part of the United States. There will naturally be a large curtailment of industrial activity. A good many of the products now being manufactured will no longer be required. In a number of our large industries there will inevitably be a progressive conversion period running in some cases possibly a year before the manufacture of peace time products is up to full capacity.

Should the war end suddenly the period of confusion and difficulty might be longer than in the case where there is a gradual tapering off of the hostilities. However, there will exist a pent up volume of private and public construction and maintenance which could and should be gotten under way as the requirements and opportunities call for them. Competent and forward seeing officials and executives will anticipate this situation and be prepared to meet it.

In addition to this planned program, Southern California will be favored with the situation, which I referred to a moment ago, in which it is unique. The increase in population in this area since 1940 has been variously estimated from 300,000 to half a million people. These people are now living, in a large part, under conditions which would be

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OCTOBER 15, 1943

The post-war period in Southern California will, I believe, be different from that in any other part of the United States. There will naturally be a large curtailment of industrial activity. A good many of the products now being manufactured will no longer be required. In a number of our large industries there will inevitably be a progressive conversion period running in some cases possibly a year before the manufacture of peace time products is up to full capacity.

Should the war end suddenly the period of confusion and difficulty might be longer than in the case where there is a gradual tapering off of the hostilities. However, there will exist a pent up volume of private and public construction and maintenance which could and should be gotten under way as the requirements and opportunities call for them. Competent and forward seeing officials and executives will anticipate this situation and be prepared to meet it.

In addition to this planned program, Southern California will be favored with the situation, which I referred to a moment ago, in which it is unique. The increase in population in this area since 1940 has been variously estimated from 300,000 to half a million people. These people are now living, in a large part, under conditions which would be

regarded as intolerable under peace time standards. Hotels and apartment houses are crowded. Two or more families are sharing the same accommodations, and shacks and trailers are being utilized with the poorest of sanitary accommodations, dangerous to the people themselves and to the welfare of the community. Most of them will want to stay here. Many of them will have accumulated savings and will be in the market for homes.

In addition to these newcomers there will exist a migratory trend towards Southern California, from the balance of the Nation, greater than has ever existed heretofore. The uprooting of families from their old ties and the breaking up of homes, and family connections has been the greatest in the history of the Country. This great fluent mass of population is going to look for a new abode in which to make a fresh start. The well known appeal of Southern California is going to direct their attention this way.

There will also be the great mass of returning soldiers. Many of the thousands who have been trained in this area are going to come back. One need only to talk to the soldiers of their post-war plans to assure himself of the reality of this trend.

There is another important factor which is going to result in an increased flow of population to Southern California. A great many people who have been retired have gone back to work in the interest of the national war effort. Nearly all of these will return to their retirement status at the first moment their services are not required. In addition there will

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be many whose retirement with pensions has been delayed becuase of the war. The National Social Security program will become increasingly more operative and large numbers will be eligible for retirement at the conclusion of the war. These people having some savings and an assured income are going to seek a congenial environment in which to spend the balance of their alloted years. War conditions have made most of them space and food conscious and they will seek the spiritual and physical comfort of the garden-home life for which Southern California is so widely famous.

All of these forces, and others, will direct a tremendous volume of people towards this area for whom accommodations will have to be made. Consequently, there will be generated in this area, immediately after the war, a tremendous demand for homes and furnishings together with the required utilities and public services involving enormous demands for labor, services and material. This vast construction program could in itself be great enough and endure long enough to take up the slack caused by the shutting down of production for war.

I have made an intensive study of this situation as it will affect that portion of Southern California with which I am most intimately familiar, the San Fernando Valley. As I visualize the situation, there will be a demand, in the San Fernando Valley, for possibly 50,000 such home sites. By home sites, we mean out there, a plot of ground large enough for a comfortable home and sufficient additional area for raising, if desired or necessary, a large part of the family

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food requirements of vegetables, chickens, eggs, rabbits, etc.

On the average 10,000 of these homes should be built each year during the 5 year period following the end of the war. It is estimated that the average value of these home sites when fully developed will be about $8,000 and will have an assessed valuation of approximately $4,000 each. This will represent an increase in the assessed valuation of the city of about $40,000,000 a year for each of the 5 years, and an increased tax yield, at current rates, of about $2,200,000 a year or a total annual increased tax income at the end of the period of $11,000,000.

The average cost of utility services for such a home site is about $7 per month which, upon construction of 50,000 homes, would represent additional income to those providing these services of $4,200,000 a year.

The value of the labor going into the construction of these home places at the rate of 10,000 of them a year, would be about $50,000,000 annually, including that going directly into the buildings and that indirectly going into the materials of which it is comprised, practically all of which will be manufactured in Southern California. The area of which I speak, the San Fernando Valley, is particularly adapted to the immediate starting of such a construction program because, for the most part, streets, sewers, water and electric and telephone lines are already installed.

A simplification of the combination water rate which now exists is an imperative need in furthering the program and

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On the average 10,000 of these homes should be built each year during the 5 year period following the end of the war. It is estimated that the average value of these homes after when fully developed will be about $8,000 and will have an assessed valuation of approximately $4,000 each. This will represent an increase in the assessed valuation of the city of about $40,000,000 a year for each of the 5 years, and an increased tax yield, at current rates, of about $2,200,000 a year on a total annual increased tax income at the end of the period of $11,000,000.

The average cost of utility services for such a home site is about $7 per month which, upon construction of 50,000 homes, would represent additional income to those providing these services of $4,200,000 a year.

The value of the labor going into the construction of these homes alone at the rate of 10,000 of them a year, would be about $50,000,000 annually, including that going directly into the buildings and that indirectly going into the materials of which it is composed, practically all of which will be manufactured in Southern California. The area of which I speak, the San Fernando Valley, is particularly adapted to the immediate starting of such a construction program because, for the most part, streets, sewers, water and electric and telephone lines are already installed.

A simplification of the construction water rate which now exists is an imperative need in furthering the program and

should be worked out at the proper time. Also a proper direction of the development by the City Planning Commission is essential.

I want to remind you that I am only citing the situation which will exist in the area with which I am particularly familiar. That is, the San Fernando Valley. When we apply this situation to the whole of the Coastal Plain of Southern California the potential construction program becomes tremendously large. The 5 year period I have described will result in a building program, in the San Fernando Valley alone, of almost twice that represented by the construction of the Colorado River Aqueduct, which did so much to provide employment and furnish sound business during the most serious years of the depression.

The great advantage of this program is that it can and will be started almost automatically as soon as the war ends. While industry is readjusting itself to the new conditions this work will be going on. It will be sound, social investment in the kind of America we all want to live in and not a prodigal expenditure of money for the purpose of providing employment. We will, in effect, be living off our own growth, while developing the sound and integrated social and economic system which is inevitably the destiny of this area.

Families living on such garden-acre home sites will contribute greatly to the soundness of the economy of Southern California. They will give flexibility to the industrial system. Living on such units and producing a large part of the family food requirements they will be available for partial and seasonal employment in industry or full time if needed.

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Families living on such garden-acre homesites will contribute greatly to the soundness of the economy of Southern California. They will give flexibility to the industrial system. Living on such units and producing a large part of the family food requirements they will be available for orderly and seasonal employment in industry as full time is needed.

The trend towards a shorter work week will provide more time for the cultivation of their family food requirements and will result in a higher standard of living than would otherwise be the case. Recent developments in deep freezing and food dehydration are admirably adapted to the conserving of the seasonal produce for consumption throughout the year.

This type of living will be an asset to the community and the nation by developing a high type of citizen and a wholesome family environment.

Members of the Board
John F. Dalton, President
Mrs. Fay E. Allen
E. Vincent Askey, M. D.
Roy J. Becker
Lawrence L. Larrabee
Clarence W. Pierce, M. D.
Mrs. Gertrude H. Rounsavelle

Board of Education
of the
City of Los Angeles
Chamber of Commerce Building
Los Angeles, California

Vierling Kersey
Superintendent of Schools

Division of Instruction and Curriculum
Arthur Gould
Deputy Superintendent
Adult and Vocational Education Section
Howard A. Campion
Assistant Superintendent

1-26-44

Mr. W. P. Whitsett
306 W. 3rd Street
Los Angeles, Calif.

Dear Mr. Whitsett:

I hope that the attached information will be of some assistance to you in your program of giving the Planning Commission a clearer view of the need for more one acre garden tracts.

If I can be of further service to you in this most worthwhile project, please call on me.

We are indebted to you for securing for the Los Angeles City School District, the four hundred acres just recently purchased.

Sometime in the near future, I would like to tell you some of the definite plans that are being carried out to make this more practical.

Very truly,

Ed Angier

Edwin B. Angier
Supervisor
Agricultural Education

EBA/bm

Cy Exhibit 1

Members of the Board
Mrs. Gertrude H. Rounsavelle, President
Mrs. Marie M. Adams
Roy J. Becker
John F. Dalton
J. Paul Elliott
Lawrence L. Larrabee
Clarence W. Pierce, M.D.

Board of Education
of the
City of Los Angeles

Chamber of Commerce Building
Los Angeles 15, California

Vierling Kersey
Superintendent of Schools
Office of the Superintendent

JAN 4 1944
RECEIVED
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

January 27, 1944

Mr. W. P. Whitsett, Chairman
Metropolitan Water District
306 W. 3rd Street
Los Angeles 13, California

Dear Mr. Whitsett:

This communication is personally sent to you because of my knowledge of your interest in agriculture and agricultural education. For years, it has been my great anxiety and my sincere ambition to have the Los Angeles City School System establish and operate a vocational agriculture school. Our Board of Education greeted the final preparation of the plan with enthusiasm and loyal support. Three hundred and ninety-two acres of land in the San Fernando Valley have been purchased by our Board of Education for such a school.

The recommendation of the Superintendent was prepared and based upon your interest in this section of the United States of America as a food producing, a food handling, and a food conserving center. It is not necessary for me to review all of the reasons why such an activity as this is all-important in a school system like our own, in an area such as this, and where there are leaders such as yourself.

This note is written to you to give you this information and to solicit your interest and earnest support for this project. By support I do not mean financial support, for the land is completely paid for and the operation of the school is a responsibility of the Board of Education as a public body. We need support in the form of understanding and in the form of willingness to give time to help us plan. We will soon be determining upon types of poultry and livestock which we shall want for the project. We need your further help in this important phase of our program.

I am sure that the Board of Education will appreciate a word of comment from you approving and supporting their action. I, of course, shall always welcome your suggestions. In due time, it will be necessary for us to select an Advisory Committee to help in planning the development of this project which, because of war conditions, will of necessity be delayed.

Let me thank you for your assistance, encouragement, and support thus far. Let me express anxiety that your interest will be even more closely drawn to this activity as the development of the project carries forward.

Appreciatively and respectfully yours,

V. Kersey

Superintendent

VK:C

Copy.

February 4, 1944

Mr. V. Kersey, General Superintendent
Los Angeles City Schools
707 Chamber of Commerce Building
1151 South Broadway
Los Angeles, California

Dear Mr. Kersey:

Your letter of January 27th is sincerely appreciated, and I assure you that no single project among the many recent developments in and around Los Angeles has brought me such deep satisfaction as the news of the Agricultural School to be established in the San Fernando Valley.

We are living in an age of scientific development - yet agriculture, the mother science and industry of the ages is often neglected in the training of our youth. This may be excusable in some of our great crowded cities; but here in Los Angeles - where the climate prompts year-around growing of a variety of crops - where we have room a-plenty for garden-acre homes with an exceptionally fertile soil and an abundant, controlled water supply, we certainly have ideal conditions for an agricultural school in which our youth can be trained in this basic science, with the most encouraging results.

Experience and observation have taught me that those who learn to love the soil and are familiar with the immutable laws of life and growth develop a stability of character far beyond those whose knowledge is theoretical.

In the practice of agriculture - on however large or small a scale - man becomes a co-creator with his God and thus instinctively develops the spiritual side of his nature with an inner satisfaction proportionate to his knowledge and skill. I firmly believe that some first hand knowledge of man's dependence upon the land is fundamental to

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that true sense of values which is the essence of education.

I understand you are to have classes for the instruction of adults as well as youth. Let me congratulate you on your vision and foresight in the steps you have taken toward broadening the opportunities for the citizens of Los Angeles, young and old, in this direction; and assure you that I shall follow the development of this school with deepest interest.

Very sincerely,

W. P. Whitsett

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Very sincerely,

W. P. Whitsett

W. P. WHITSETT
VAN NUYS, CALIFORNIA

July 3, 1944

Dear Mr. Page,

We have read with much interest the life of I. N. Van Nuys which you so kindly mailed me. He was truly a pioneer builder in the basic industry of agriculture and had the ability to hold together his great ranch here in the San Fernando Valley, and the vision to lay the foundation for the present great development here at Van Nuys.

When I purchased my interest here, back in 1910, Mr. Chandler told me the story which you so graphically relate in your memoirs, and the further fact that Mr. I. N. Van Nuys turned the 47,000 acres over to his Suburban Homes Company for much less than was offered by others because he believed that Mr. Chandler loved the Valley for restoring his health, as he had learned to love it in wooing bountiful crops from its warm, rich soil, and felt that Mr. Chandler's group would come nearer to developing its suburban home possibilities than the others who were seeking to purchase the ranch. After Mr. Chandler related these facts to me upon my purchase of the section of land to start the first town on the 47,000 acres, he said: "Whitsett, what are you going to call the town?" I replied that I had not given it any thought. "Well," he said, "if you don't decide to call it Whitsett, I would like you to call it Van Nuys, on account of the sentiments which I have expressed." Sensing how deeply he felt in regard to those sentiments, I replied: "The name will be Van Nuys."

We have kept the faith. Through very trying times, we have laid the foundations broad enough, at unsparing sacrifices and cost, so that a great city might some day stand in the center of the 47,000-acre Van Nuys grain field.

Recently I have succeeded in locating on 400 acres west of the Birmingham Hospital a Junior College

of Agriculture under the capable direction of Superintendent Kersey of the Los Angeles schools (see Exhibit 1). Here the most eminently qualified from 15,000 students taking agriculture in the Los Angeles schools will be selected to work on their individual plots of ground and tend their own poultry and livestock, living in dormitories on the campus of this Junior College of Agriculture. Also, there will be courses for rehabilitated veterans and other adults wishing to settle in Southern California. Both day and night courses will make it convenient for all to know how to produce food from a Garden Acre in Southern California's rich, productive, irrigated land.

I am working with the Superintendent of Schools, Planning Commission, and Water Department, to make the Garden Acre Plan I herewith submit, come true (see Exhibit 2). While I have no property in the San Fernando Valley to sell, and have had none for many years, I do have the pride of handing down to posterity the achievement of a vision worthy of those that have labored, loved, and gone from this Great Valley.

There is one more thing I would like to help do. To accomplish this, I will need your help. Namely: There is a campaign on here in the Valley to raise $525,000 to establish a Youth Center under Y.M.C.A. and Y.W.C.A. leadership. Any subscriptions raised outside the Valley (unless otherwise specified) will be prorated among the communities in the Valley in proportion to the amounts raised locally. The motion picture people are very active in the campaign. I have just heard of one $10,000 pledge signed at North Hollywood. The town in the Valley raising the largest amount will have the Valley Headquarters and Administration Building. This should be in the center of the Valley, at Van Nuys, the Capital City. I believe, if a few of us got together, we could put it here.

W. P. WHITSETT
VAN NUYS, CALIFORNIA

While there still is land available, I would like to see a great Van Nuys Memorial Park, Y.M.C.A. and Y.W.C.A. Headquarters, and Memorial to all those from the Valley who give their lives in the present war - tied in together. If we can present a logical plan and select a suitable place, I am sure we could carry a bond election to make it worthy of all - an outstanding Memorial Park, commemorating the faith, struggles, and achievements of the past, pointing to a more hopeful, better, and happier future!

Let's talk it over.

Sincerely,

Mr. James R. Page,
210 West Seventh Street,
Los Angeles 14, California.

SIGNIFICANT FACTS

REGARDING LOS ANGELES CITY SCHOOLS AGRICULTURE PROGRAM

1. There are over 200 agriculture teachers engaged in teaching agriculture in Los Angeles City Schools.

2. The agriculture program of Los Angeles City School District is larger than the whole state of California agriculture program.

3. Over 15,000 students are receiving instruction in agriculture production.

4. The work is divided into four levels, Junior High School, Senior High School, Vocational Smith-Hughes Agriculture, and Adult Education Evening and Special Day classes in agriculture, which are planned to assist those individuals living on one acre garden tracts.

This last year in our Food Production Program, 74,659 vegetable gardens, with a total evaluation of $423,295, were grown.

FOR THE PERSONAL USE OF MR. W. P. WHITSETT

THE LOS ANGELES SCHOOL OF AGRICULTURE

General statement, tentative plans, and proposals for the development of the School of Agriculture of the Los Angeles City Schools in the San Fernando Valley.

I

Purpose and character of the proposed school

Los Angeles has needed and for the present and future will need facilities for advanced training in the field of agriculture, horticulture, and animal husbandry. Los Angeles County is recognized by the nation as a great agricultural producing center. Thousands of our citizens now and in the future will make a living through agricultural pursuits. Other thousands will make more wholesome their mode of life by supplementing their occupation with plant or animal production on their residential acre or property.

To meet the needs of youth who, in increasing numbers, will later make agriculture their chief or their avocational occupation and to meet the needs of adults who seek to make more efficient their activities in this field of work, the public schools must furnish leadership in education and agricultural experimentation. The proposed Los Angeles School of Agriculture will furnish a center for such leadership. It will provide advanced training in plant propagation, food production, crop control, animal husbandry, feed analysis, and food processing, preserving, marketing, and distribution. It will serve as an advanced school where practical instruction will meet the needs of persons, of this specialized interest, of all ages.

II

Place of this school in the Los Angeles City School System

The process of occupational adjustment involves several steps. In the elementary school we attempt to give children an understanding of the various types of work carried on by men and women in the community. In the first step, they learn of the existence of agriculture, transportation, commerce, industry, public service, and professional activities. They secure occupational information.

The second step involves a tryout or actual experience that will tell the boy or girl whether or not they would be interested in and capable of doing a selected type of work. This is sometimes called "occupational exploration" or "pre-vocational work" and is most effective in the junior high school. While this is exploratory in nature, still it can be conducted on a very practical and a production type of instruction and participation.

The third step involves the choice of an occupation. Some preliminary training might be given as the fourth step. Such preliminary work belongs in the high school. To properly serve the entire school district requires forty-two senior high schools. It is impossible to give specialized training in all the occupations of the world in each of these forty-two schools. The school district has, therefore, developed a central school of trades known as the Frank Wiggins Trade School. Here a student may go after completing his high school work and here he may secure a highly intensive and specialized program of training in the occupation of his choice. Students desiring advance training in business and commercial occupations may secure such instruction at the Metropolitan School of Business. If their interests lie in technical or semi-professional fields of employment, the Los Angeles City College provides terminal education of a very excellent type.

Up to date, those persons who choose an agricultural occupation or work related to agriculture have had no advanced facilities for education in this field in the Los Angeles City School District. The projected school in the San Fernando Valley will combine for the field of agriculture the manipulative instruction of the Trade School, the business and management courses of Metropolitan, and the technical and scientific courses of the City College. It will form the keystone of the Los Angeles program of food production.

The school will be operated as a unit of the Los Angeles Junior College District, distinctly as a secondary school, and it will be possible to organize the courses so as to admit students who have completed the tenth or eleventh year of high school. College credit can be earned by those who present the college entrance requirements, but primary attention will be given to the needs of those who desire to acquire the skill and knowledge necessary to pursue agricultural activities on either a vocational, practical arts, or avocational basis.

Such a school as this will serve, in addition to the foregoing needs, a demand for adult education activities, for general cooperative community services, and for part-time education in agriculture.

III

The Property

On December 23, the Los Angeles City Board of Education authorized the purchase of 392 acres of land at the western end of the San Fernando Valley. The property is about six-tenths of a mile north of Ventura Boulevard and two miles west of Reseda Boulevard. The property may be approached from the northwest by way of Topanga Canyon Boulevard, east on Van Owen Street and De Soto Avenue. From the southeast, the approach is made by way of Ventura Boulevard to Corbin, north on Corbin to Erwin Street, which is an unimproved lane leading to the center of the tract. The soil on all parts of the tract has been analyzed and pronounced satisfactory for the proposed school uses. It varies in nature. The property is about one half rolling land and one half fairly level land. The major portion of the soil is made up of the type known as Altamont Clay Loam. There are three other types of soil on the property - Yolo Clay Loam, Dublin Clay Loam, and Dublin Clay Adobe.

The property was purchased by the Board of Education for approximately $100,000. It is covered by leases at the present time and the development of the property will probably await, at least, until the expiration of part of such leases. The first of the leases expires in October, 1944, which probably represents the earliest date at which actual permanent work on the project can be started.

IV

Objectives

The objective of this school, when in operation, will be to provide a well-rounded technical education in any and all phases of agricultural pursuits. Specifically, this school shall:

1. Develop sound American citizens.
2. Develop a respect for and an intelligent participation in the operation of the American home.
3. Furnish vocational guidance for persons interested in or who think they are interested in agricultural work and in agriculture as a mode of life.
4. Offer pre-employment training for youth who expect to make agriculture their life's vocation.
5. Furnish part-time, evening, or extension training for adults who seek specific skills or information in any one of several phases of animal or plant production.

By 20 days, those persons who choose an agricultural occupation or work related to agriculture have had an advanced facilities for education in this field in the Los Angeles City School District. The projected school in the San Fernando Valley will combine the field of agriculture the training Native instruction of the Trade School, the business and management courses of Metropolitan, and the technical and scientific courses of the City College. It will form the programs of the Los Angeles program in land production.

The school will be operated as a unit of the Los Angeles Junior College District, distinctly as a secondary school, and it will be possible to graduate the courses as do the other students who have completed the tenth or eleventh year of high school. College credit can be earned by those who present the college entrance requirements, but primary attention will be given to the needs of those who desire to acquire the skills and knowledge necessary to pursue agricultural activities on either a vocational, professional area, or avocational basis.

Since a school in this will serve, in addition to the foregoing needs, a demand for adult community activities, for general cooperative community services, and for part-time education in agriculture.

III

<u>The Property</u>

On December 22, the Los Angeles City Board of Education authorized the purchase of 272 acres of land in the western end of the San Fernando Valley. The property is about six-tenths of a mile north of Vanowen Boulevard, two miles west of Reseda Boulevard. The property may be approached from the northwest by way of Topanga Canyon Boulevard, part on Van Nuys Street and Oak Avenue. From the southeast, the approach is made by way of Vanowen Boulevard to Corbin, north on Corbin to Rinaldi Street, thence in an unimproved lane leading to the center of the tract. The hills on all sides of the tract have been analyzed and approved satisfactory for the proposed school uses. It contains no natural. The property is about one mile rolling land and one half rolling hard land. The major portion of the soil is made up of the type known as Hanford silt loam. There are three other types of soil on the property - Yolo clay loam, Dublin clay loam, and Dublin clay adobe.

The property was purchased by the Board of Education for approximately $100,000. It is covered by leases as the growing time and the development of the property will probably result, as leases, until the expiration of part of each lease. The first of the leases expires in October, 1941, which probably represents the earliest date at which school permanent work on the project can be started.

IV

<u>Objectives</u>

The objective of this school, when in operation, will be to provide a well-rounded technical education in any and all phases of agricultural pursuits. Specifically, this school will:

1. Develop good American citizens.
2. Develop a respect for and an intelligent participation in the operation of the American home.
3. Furnish vocational guidance for persons interested in or who think they are interested in agricultural work and in agriculture as a mode of life.
4. Offer post-employment training for youth who expect to make agriculture their life's vocation.
5. Furnish good ideas, training, or experience to students who seek specific skills in agriculture in any one of several phases of animal or plant production.

6. Provide technical leadership in crop control, soil analyses, and farm management on an instructional basis. This is to be done in cooperation with other agencies serving agriculture in this area.

7. Provide technical instruction in budgeting, cost accounting, cost controls, labor management, finance, insurance, etc., bearing upon agricultural production.

8. Furnish specific instruction in handling and marketing of agriculture products, in food processing, such as butter and cheese making, dehydration, and canning, and in the preparation of by-products of agricultural production.

Specific fields in which training will be offered include the following:

1. Animal husbandry
   Meat animals (cattle, hogs, sheep) - dairy breeding - poultry - rabbits
2. Dairy production and management
   Milk - cream - butter - cheese
3. Horticulture
   Field crops - truck gardening - fruit - berries - grapes
4. Nursery practice
   Propagation - planting - landscaping
5. Farm management
   Budgeting and finance - planning land use - crop selection and rotation - marketing - irrigation
6. Farm mechanics
   Maintenance and operation of machinery and equipment - upkeep of farm properties, buildings, and fences
7. Services
   Agriculture inspection - soil conservation - soil testing - disease and pest control - killing, dressing, handling poultry and rabbits - seed testing.

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Plans for the development of the Los Angeles School of Agriculture

It is obvious that specific plans cannot be started at this time. Priorities on building materials will not be available until the war is over. The leases on the property cannot be cancelled within a year, except to the financial disadvantage of the school district. Tentative plans, however, are already started. The Architectural Section of the Business Division of the Board of Education will soon begin the plans for development of the plot and a general survey of the building needs. The advice of leaders in the field of agriculture will be sought during the coming months for the planning of the most practical and most efficient program of instruction. A local committee of advisers from general and specialized fields of agriculture will soon be announced. Fortunately, this area is rich in the number of persons who continually and unselfishly give of their money, time, stock, property, and of their experience and thought to the maintenance of agricultural production on the most advanced level.

This school, by virtue of its very practical character, will have a highly selected staff and student body. The staff will meet the qualifications and requirements as set up by local, state, and federal agencies, so that all sources of funds, from other than local revenues, will flow directly to the support of the instructional program at the school.

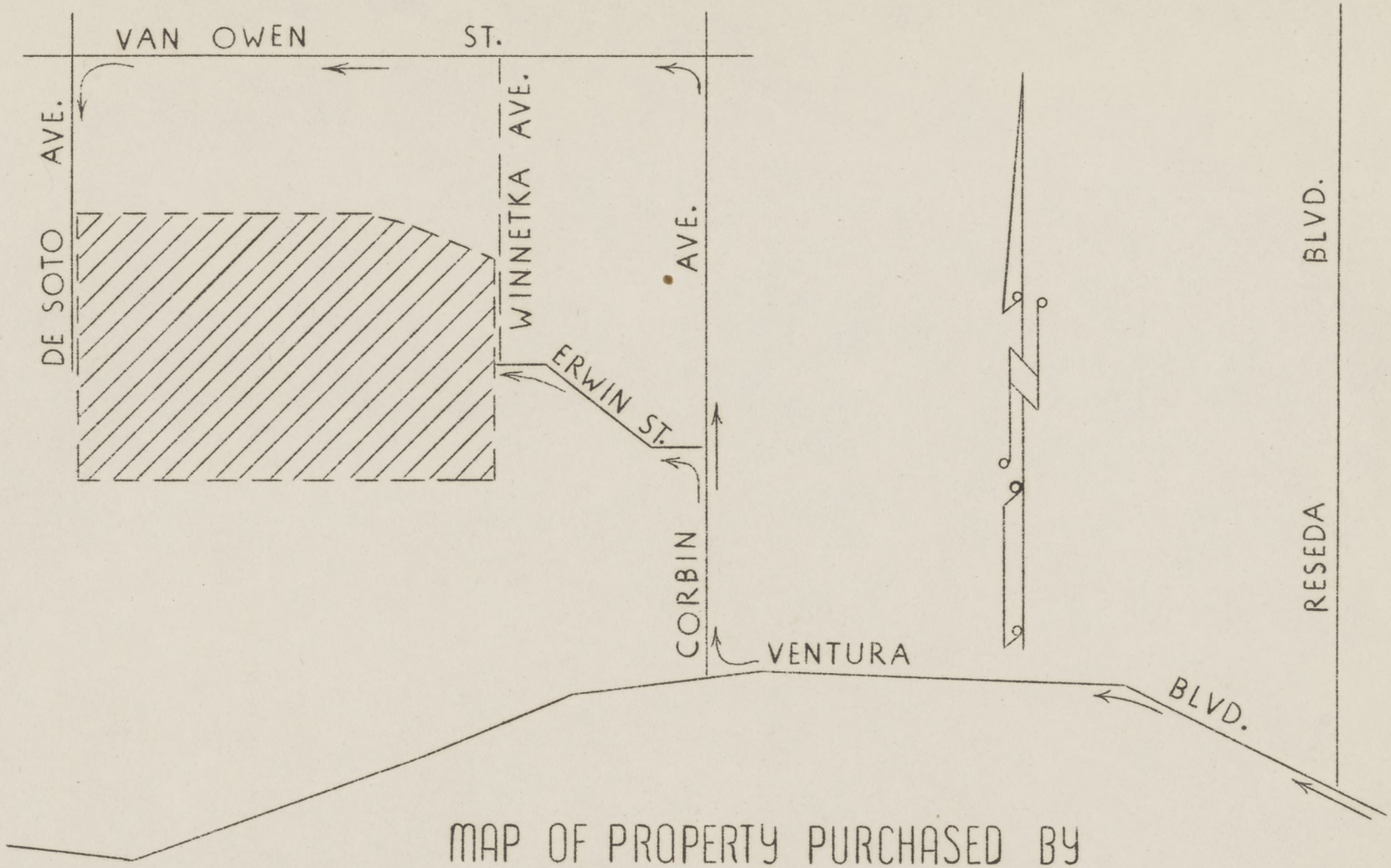
The entire program, of course, depends upon a growth plan which will keep all present programs of agricultural education in effect, except on a stimulated and increased basis, and which will also offer added practical and advanced training which will most completely round out a desirable educational plan for agriculture.

The school will, of necessity, be a residence school, a regular day school, an extension school, and a special day and evening adult education school. Dormitory requirements must be met for resident pupils. By character of courses pursued and also by limitations of distance of home residence of many who will attend the school, residence facilities are necessary.

The plan to finance the cost of maintaining such residence expenses is the establishment of a system of scholarships which are already underwritten. To those who do not apply for scholarships, there will be applied the fee to cover residence costs.

As plans mature, naturally, further announcements and statements will be made.

Prepared by Vierling Kersey, Superintendent
December 29, 1943



MAP OF PROPERTY PURCHASED BY
LOS ANGELES CITY BOARD OF EDUCATION
FOR
AGRICULTURE SCHOOL FARM